

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 13th June, 2016, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES**

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

4. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. MINUTES (PAGES 1 - 20)

To confirm and sign the minutes of the Planning Sub Committee held on 14 March.

6. PRE-APPLICATION BRIEFING

The following item is a pre-application presentation to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following item and any subsequent application will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

7. HAWES AND CURTIS, 590-598 GREEN LANES, N8 0RA (PAGES 21 - 30)

8. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

- 9. 8 PRISCILLA CLOSE N15 3BF (PAGES 31 - 66)**
Erection of single storey front extension (householder application) (amended plans).
- RECOMMENDATION: grant permission subject to conditions.
- 10. 109 FORTIS GREEN N2 9HR (PAGES 67 - 146)**
Demolition of existing structures and redevelopment of the site to provide 9 residential units (Use Class C3) comprising 5 x residential flats and 4 mews houses, and 200sqm of flexible retail / office unit (Use Class A1 / A3 / B1) including basement car parking and other associated works.
- RECOMMENDATION: grant permission subject to conditions and subject to s106 Legal Agreement
- 11. 3-5 CHURCH ROAD N6 4QH (PAGES 147 - 166)**
Construction of new 3rd floor (roof extension) to existing block of flats. New 3rd floor to accommodate 2 new one bedroom apartments. (AMENDED PLANS)
- RECOMMENDATION: grant permission subject to conditions and subject to S106 Agreement.
- 12. UPDATE ON MAJOR PROPOSALS (PAGES 167 - 178)**
To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.
- 13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 179 - 230)**
To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period from 25 April and 27 May 2016.
- 14. NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
- 15. DATE OF NEXT MEETING**
27 June

Maria Fletcher, Principal Committee Co-ordinator
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

3 June 2016

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON Monday, 14th March, 2016, 7pm

PRESENT:

**Councillors: Peray Ahmet (Chair), Vincent Carroll (Vice-Chair),
Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett,
James Patterson and Elin Weston**

18. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

19. APOLOGIES

Apologies for absence were received from Cllr Doron and lateness for Cllrs Ryan and Weston.

20. URGENT BUSINESS

The Clerk advised of the admission of a new item of urgent business, the consideration of the minutes from the Planning Committee on 16 December 2015. The reasons for late submission were due to the length and complexity of the 16 December Planning Committee, the subsequent level of detail required within the minutes and the time taken to gain their appropriate clearance. The current legal advisor to the Committee was also leaving the Council this month and as such would not be available to respond to any legal questions Members might have on the minutes, it being the last ordinary meeting of the month. The minutes required consideration at this ordinary meeting to avoid consideration at a Committee during the Purdah period.

The Chair agreed to take the new item of urgent business under item 11 and adjourned the meeting for 15 minutes to allow the Committee time to read through the minutes.

[7.10pm – 7.25pm – meeting adjourned. During this time, Cllrs Carroll and Weston arrived and joined the Committee].

21. DECLARATIONS OF INTEREST

Cllr Patterson identified in relation to item 9, Alexandra Palace and Park, that he was a member of the Alexandra Palace Statutory Advisory Committee and as such had received a presentation on the Go Ape proposal.

The Chair elected to use her discretion to vary the order of the agenda in order to take the Alexandra Palace and Park item as the first application.

22. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 16 February be approved.

23. ALEXANDRA PALACE & PARK ALEXANDRA PALACE WAY N22 7AY (DEFERRED FROM 7 MARCH MEETING)

The Committee considered a report on the application to grant planning permission for the construction and operation of a Go Ape high ropes course. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out four further objections received since the publication of the agenda as well as further information from the National Planning Policy Framework regarding the consideration of ecological impacts.

A number of objectors addressed the Committee and raised the following points regarding the application:

- Plans to develop the lower field were solely due to profitability and at a time when the Park was already experiencing a record number of visitors and events. This was having a negative impact on wildlife as well as neighbouring properties including from parking pressures and an increase in litter and antisocial behaviour in the Park.
- The scheme would have a negative impact on biodiversity linked to the destruction of habitats as identified within the objection from the London Wildlife Trust.
- The application would reduce the amount of free recreational space available for the use of local people and which played an important role in their wellbeing.
- Claims used to justify the removal of the deer park to allow the scheme were not true.
- Overlooking would occur from the 12m high course platforms into the windows of neighbouring properties infringing of their unalienable right to private enjoyment of their homes.
- The research undertaken by Go Ape had not been related specifically to Alexandra Park as it was focussed on current out of town locations.
- Concerns were expressed that the operator would seek to extend their service offer to include the running of forest Segway tours and which would add to noise levels.
- The operation of the course would cause noise disturbance to local residents especially considering the 8am-9pm opening hours, 7 days a week, at a rate of 60 visitors per hour. No controls or redress appeared to be planned to control or manage noise. Doubts were expressed on the impartiality of the noise report carried out on behalf of the applicant.

- The historic Park was grade 2 listed and a designated Site of Importance for Nature Conservation and as such development that would permanently change its character should not be allowed.
- Veteran trees would be damaged by the platforms.
- Plans did not include provision for waste storage or toilets.
- The Park already had insufficient capacity to cater for the additional parking demand generated at the weekends illustrated by having to use a local school for parking for visitors to the farmer's market.
- A large number of objections had been submitted in response to the scheme and there had been no direct consultation with local residents.
- It was commented that it was hoped that determination of the application wasn't a 'done deal' and that the objections from residents would be taken into account.
- Such a rope course should be located in woodland areas and not in a city park adjacent to residential streets.
- It was questioned whether the drive for the application was to generate income for the Council.

Two supporters for the application, the Chief Executive of Alexandra Park and Palace Charitable Trust and a representative for the applicant, addressed the Committee and raised the following points:

- The Park and Palace was held in Trust for the enjoy and use of the public and had offered a range of recreational facilities and events over the years. It was important that the Palace adapted to ensure the sustainable future of such a valuable heritage asset.
- Several commercial activities currently onsite provided critical resources to further the Trust's charitable purposes. These were carefully managed as reflected in the Park's achievement of green flag status and London in Bloom gold award.
- The site selected for the course had established use for recreation, was easily accessible, had parking close by and was suitably distanced from nearby residential properties.
- The course would have minimal impact on the Park and wildlife habitats and that any adverse impacts would be properly mitigated.
- The Go Ape lease would include requirements around litter management and the undertaking of 3 year ecological assessments.
- The proposal would have a low noise impact as supported by independent noise impact assessments undertaken at other Go Ape sites.
- It was in Go Ape's interests to ensure the ecology of the area and health of trees, with an ecology study supporting the activity as being low impact and easily mitigated. An enhancement strategy would also be submitted prior to the start of construction works to take into account the results of the invertebrate survey to be carried out next month.
- The appearance of the area including litter was of commercial importance to the operators, with daily litter picking planned.
- The applicant had experience of operating at 29 other sites. The additional security provided to these sites served as a deterrent to antisocial behaviour.
- Other benefits to the borough included the creation of new jobs, none of which would be based on zero hours contracts, and the provision of a number of free tickets for schools.

The legal officer to the Committee responded to a comment raised by an objector suggesting the outcome of the meeting might already have been decided. He outlined that the Committee sat in capacity as the local planning authority, a distinct and separate entity to that of the local authority or Alexandra Palace and Park Trust, and had the sole responsibility of determining the application. It was also commented that the professionalism and objectivity of the Council's planning officers should not be called into question. The Committee were entitled to disagree with officer advice and recommendations provided this was on sound planning grounds.

The Committee raised the following points in discussion of the application:

- Clarification was sought on the objections raised regarding potential overlooking. Officers advised that an assessment had been made based on the height of the poles compared to the distance to the closest residential properties. The closest dwelling was 50m from the course and as such, it was concluded that the scheme would have no significant impact on privacy.
- Comments were sought on the lack of toilet provision within the application. The applicant confirmed that facilities were available within the nearby Palace.
- Plans for future noise monitoring arrangements were questioned. Officers advised that none was proposed at the current time. The noise survey indicated only a 2dB worst case scenario noise increase arising from the operation of the course which was considered acceptable inline with guidance and thereby noise monitoring was not required. The applicant confirmed that the noise survey included noise from people using the course.
- It was commented that there was an error in the report in detailing the Council as the owner of the site and that the distinction had not been made between Council owned and charitable land. The legal officer responded that in terms of the determination of the application, the very technical, legal distinction bore no relevance and that the Council, by virtue of Local Government Act 1972, had a role to play in the charitable trust in any event. The Head of Development Management also added that this issue had been discussed by officers and advised that a legal case had identified the Palace and Park as belonging to the Council because it was in Trust, with many of the trustees Council members. Therefore, in the interests of transparency, as for other applications on Council land, the application had come to Committee for determination despite it falling within officer delegation powers.
- Clarification was sought on any plans for the protection of bats onsite. It was advised that a survey had been undertaken which had identified only one tree with low potential for bat roosting and which would not be included within the course.
- Arrangements for the securing of local jobs was questioned. The applicant advised that the recruitment process would be undertaken through the Council's economic development team to recruit locally and extended wider as necessary.
- Litter management arrangements for the course were questioned. Clarification was provided that under the terms of the lease, the course and surrounding areas would be subject to daily litter picking.
- In response to a question, it was confirmed that the course would not be enclosed by a fenced perimeter, thereby allowing free access underneath, with the towers the only element closed off outside of the hours of operation.
- Clarification was sought on whether any concessionary pricing arrangements would be available. It was advised that national ticket discounts would be applied

such as for NHS staff etc as well as the development of a local discount scheme, the details of which were to be confirmed.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3141 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
Reason: In order to avoid doubt and in the interests of good planning.
 3. The use hereby permitted shall not be operated before 08:00 hours or after 21:00 hours at anytime.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 4. Should the Go Ape operations cease on site the structures must be removed (and the land restored to its former condition) by or within three months of the cessation of operations.
Reason: To restore the site back to its original appearance, in the interest of a tidy site within this historic park and conservation area, to accord with Local Plan Policy SP12.
 5. No development shall take place until an Ecological Impact Assessment phase 2 survey work for invertebrates has been conducted and a full and detailed mitigation strategy (in accordance with the findings of the survey work and the ecological appraisal report) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter. The mitigation shall include habitats for breeding birds and an educational resource such as interpretation panels and a schools pack highlighting the value of the trees as a habitat.
Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the adjoining Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.
 6. Go Ape shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the operation of the development to ensure that employment and training opportunities including

jobs and apprenticeships arising from the Development post will be available to residents of the administrative area of the Council.

7. Go Ape shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

8. The development hereby permitted shall be built in accordance with the Method statement – 'Attaching the Go Ape Course to Trees' and retained and monitored thereafter in perpetuity.

Reason: To ensure that the development will not harm the health or longevity of the existing tree on the site in accordance with Saved UDP (2006) Policy OS17.

Informatives:

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday

- 8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

24. UNIT 2 FOUNTAYNE BUSINESS CENTRE, BROAD LANE, N15 4EQ

The Committee considered a report on the application to grant planning permission for the temporary change of use until 31st December 2019 from office (Class B1) to education use (Class D1) together with the development of a new primary entrance, a

new second (mezzanine) floor for education use (Class D1) and 5 No. new roof lights. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out details of an additional condition and additional representations received since the publication of the agenda.

The Cabinet Member for Economic Development, Social Inclusion and Sustainability addressed the Committee and raised the following comments regarding the application:

- The scheme sat within the wider context of the regeneration of Tottenham Hale, fundamental to which was strong economic and job growth as well as new housing.
- The application was an opportunity for Tottenham and the borough to host a national specialist college to establish a centre of excellence in digital skills and secure the investment of a new campus.
- The site was currently employment land so the change of use to education was appropriate. This was also supported by the good transport links in the area.

The Committee sought clarification on the construction of the entrance way. The applicant confirmed that this would be built out of a hard plastic lit from behind and which would be visually appealing.

The Committee raised concerns regarding the impact of the scheme on parking in the area. Officers advised that the applicant had produced a transport survey to support the application and which identified that there would be reduction in the number of vehicular trips and impact on the road network compared to the current use. Officers considered that the retention of the existing allocated 28 car parking spaces for teachers and visitor use was too high considering the high public transport accessibility of the site but could not object to their use as existing spaces. The applicant would be required to submit a parking management plan as part of the travel plan to seek to maximise the use of public transport by users of the college.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/0425 be approved subject to conditions.
 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

0180(L)200; 0180(L)201; 0180(L)202; 0180(L)205; 0180(L)206; 0180(L)210; 0180(L)211; 0180(L)212; 0180(L)220; 0180(L)230; 0180(L)231; 0180(L)232; Design and Access Statement (January 2016); Flood Risk and Drainage Statement; Transport Statement (January 2016); Framework Travel Plan (January 2016); Planning Statement (February 2016); Sustainability Statement
Reason: In order to avoid doubt and in the interests of good planning.

3. This permission shall be for a limited period expiring on 31 December 2019 when the use hereby approved shall be discontinued and determined and the use of the building reinstated.

Reason: In order to enable the site's use to revert to commercial use following the end of the education requirement.

4. Notwithstanding the information submitted with this application, no development shall take place, except internal stripping out works, until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. Evidence that the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

Reasons: To ensure that the development achieves a high level of sustainability.

6. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety.

7. The use shall not commence until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented, and must include the following:

a) The school must appointment a travel plan co-ordinator to monitor the travel plan initiatives annually.

b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables.

c) The developer is required to pay a sum of £3,000 (three thousand pounds) for monitoring, and this must be secured by a written agreement.

d) The applicant will be required to submit a parking management plan which includes details of how the car parking spaces will be allocated, and include details on how car parking will be restricted in order to maximise the use of public transport.

The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development.

8. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Eastern Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

9. Prior to the commencement of the use hereby approved, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. Details of which must include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service and must ensure that bins are provide within the required carrying distances on a waste collection day.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

10. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 56 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

Informatives:

INFORMATIVE: Hours of Construction Work:

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday

- 8.00am - 1.00pm Saturday

- and not at all on Sundays and Bank Holidays.

25. RAGLAN HALL HOTEL 8-12 QUEENS AVENUE N10 3NR

The Committee considered a report on the application to grant planning permission for the change of use of property from hotel (C1) to residential (C3), to provide 8 x 1 bed, 8 x 2 bed and 2 x 3 bed flats, with basement car park and external alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report.

The Committee raised the following points in discussion of the application:

- Clarification was sought on cycle storage arrangements. It was confirmed that 28 spaces would be provided within the basement which was considered acceptable.
- In response to a question, confirmation was provided that the access ramp to the car parking in the basement would be lit and would also provide pedestrian access to the area. In response to a follow on question regarding the allocation of parking spaces, the applicant advised that priority would be given to the larger family units plus one space designated for disabled parking.
- The Committee sought assurances on the affordable housing contribution proposed. Officers advised that the viability assessment had been independently assessed and which supported that the level proposed was the maximum reasonable for the scheme.

It was requested that an additional condition be added to the permission to restrict the future installation of satellite dishes to the scheme.

The Chair moved the recommendation of the report, including the additional condition covering satellite dishes, and it was

RESOLVED

- That planning application HGY/2015/3730 be approved subject to conditions and subject to a s106 Legal Agreement.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
RH-0813-001, RH-0813-001 Rev R1, RH-0813-002 Rev R2, QA-AS01, QA-AG00, QA-AG01C, QA-AG0C, QA-AG03D, QA-AG04C, QA-AS04, QA-AS05, QA-AS06 Transport Statement dated 16 November 2015 prepared by Safeland plc Transport, Planning Statement dated December 2015 prepared by GL

Hearn, Design and Access Statement Revision A prepared by Awards Projects Ltd, Raglan Hall Accommodation Schedule, Consultation Statement dated 6 December 2015 prepared by GL Hearn

Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include, window frames and balcony frames, combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Details of the proposed boundary treatment including bin and cycle enclosure shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development above ground. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

5. Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level (specify) shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

6. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013

7. An Energy Strategy will be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction works on site. This strategy shall deliver no less than a 35% of on-site total CO₂ reduction in

comparison with total emissions from a building which complies with Building Regulations 2013.

Should the 35% target not be able to be achieved on site through energy measures (a mixture of lean, clean and green measures), then any shortfall should be offset at the cost of £2,700 per tonne of carbon.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. And the development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

- 8 No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

- 9 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

- 10 No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

- 11 Full details of Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site to be submitted to and approved in writing by the local planning authority.. The plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Queens Avenue, Fortis Green, Muswell Hill Broadway and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.
- 12 A full Basement Impact Assessment to be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the details approved
Reason: To determine whether any water courses etc will be affected by the works and to determine that the construction works will be carried out without undue effects on the remaining and neighbouring buildings.
13. Details of ventilation for the car park to be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the details approved
Reason: As the whole structure of the car park is below ground level
14. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the balconies/terraces to the rear shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY/TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £70,678.839 (1731.9sqm x £35 x 1.166) and the Haringey CIL charge will be £458,935 (1731.9 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE : Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Asbestos containing materials may be present within the fabric of the building

26. 624 HIGH ROAD N17 9TL

The Committee considered a report on the application to grant permission for the minor material amendment to planning permission HGY/2009/1532 for (42 mixed tenure residential units and 1 commercial unit) for reconfiguration of the proposed units; changes to mix and tenure; reconfigured and relocated entrance arrangement; design changes to the frontage; relocated refuse storage; omission of green roof and revised energy strategy; increased top floor terraces and removal of planter; window pattern, entrance canopy and rear stone surround amendments. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications

and recommended to grant permission subject to conditions and subject to sec. 106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum circulated which contained additional information for consideration.

The Head of Development Management provided further clarification to the Committee on the application. It was advised that the scheme had been substantially built by a previous developer who had gone bankrupt but not in accordance with approved plans. Officers had therefore taken a pragmatic approach in working with the new developer to make the scheme acceptable and bring forward the occupation of the residential units already constructed. A reduction in the number of affordable housing units on site had been agreed as a variation application in 2012, primarily due to the loss of grant funding. The current application sought a revision to the affordable housing mix to intermediate shared ownership units at the steer of the Council's housing team as there was high demand for these units in the area. Assurance was provided that a review mechanism would be contained within the s106 Legal Agreement should there be an uplift in sale price of the open market units.

The legal advisor to the Committee outlined to the Committee that the s73 variation application constituted a new planning permission and as such would require a new s106 Legal Agreement.

The Committee raised the following points in the discussion of the application:

- Clarification was sought on the offset carbon reduction contribution and how this would be used. Officers advised that it was not possible to secure the currently required 35% reduction as the scheme was approved and implemented under 2010 Building Regulations which set out a 25% carbon reduction requirement in conjunction with the limitations of the building. The offset contribution provided would go into a fund to be used by the Council with proposals for application currently being developed including potentially contributing to energy upgrades to Council housing stock, bringing forward district energy systems etc.
- Concerns were raised over the proposed extensive use of render to the building and the potential for this to discolour and deteriorate due to poor maintenance and quality of material used over time. Assurances were provided by officers that the level of render had been reduced as far as possible and that details of the type of render to be used had been provided to the design officer. The material would be anti-cracking, require minimal maintenance and under warranty covering the colour and quality.
- The Committee noted that 8 of the units did not meet London Plan space standards. It was advised that the scheme was constructed before the standards applied but that the Council had sought to maximise the number of units meeting the standards as far as practicable.

It was requested that an additional condition be imposed to restrict the installation of satellite dishes to the development.

The Chair moved the recommendation of the report including the imposition of an additional condition covering the installation of satellite dishes, and it was

RESOLVED

- That planning application HGY/2015/3102 be approved subject to conditions and subject to s106 Legal Agreement

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

PL-02 Rev P2; PL-03 Rev P2; PL-05 Rev P2; PL-06 Rev P2; PL-07 Rev P2; PL-11 Rev P2; PL-13 Rev P1; PL-20 Rev P2; PL-21 Rev P2; PL-22 Rev P2; and PL-01 Rev P4; PL-04 Rev P3; PL-10 Rev P4; PL-12 Rev P2; PL-30 Rev P2; PL-31 Rev P2; PL-32 Rev P2; PL-33 Rev P2; PL-34 Rev P2; PL-35 Rev P2; PL-36 Rev P2; PL-37 Rev P2; PL-40 Rev P1.

Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used for the external surfaces including balconies of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types, windows and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. All homes within the Development shall be constructed to 'Lifetime Homes' standards, unless otherwise agreed in writing by the Local Planning Authority. Where compliance cannot be met with regards specifically to units within the hereby approved converted buildings, details as to why and evidence that best endeavours have been undertaken to achieve 'Lifetime Homes' standards shall be submitted to, and approved in writing by the Local Planning Authority, prior to the first occupation of the non-complying unit.

Reason: To ensure the provision of accessible housing in accordance with London Plan Policy 3.8, UDP Saved Policy HSG1 of the UDP.

7. No development (including demolition) shall take place until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall also incorporate, but not be limited to, a risk assessment detailing the management of demolition and construction dust in line with the London Code of Construction Practice.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1 SP4 and SP7, and Saved UDP Policy UD3.

8. No development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a Construction Environmental Management Plan (incorporating a Site Waste Management Plan and Construction Logistics Plan) has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1, SP4 and SP7, and Saved UDP Policy UD3.

9. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

Informatives:

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

27. NEW ITEMS OF URGENT BUSINESS

The consideration of the minutes from the Planning Committee on 16 December 2015 had been added as an item of urgent business under item 3 of the agenda.

RESOLVED

- That the minutes of the Planning Committee held on 16 December 2015 be approved.

28. DATE OF NEXT MEETING

16 March - pre-application briefings.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2015/0323

Ward: Harringay

Address: Hawes and Curtis, 590-598 Green Lanes, N8 0RA

Proposal: The proposal is for the redevelopment of the site to provide 133 residential units together with a 900sqm D1 Healthcare premises for the NHS (with a fallback position of flexible commercial/retail use).

Agent: CGMS Ltd

Ownership: Private

Case Officer Contact: Adam Flynn

2. BACKGROUND

- 2.1 A planning application has been received for the proposed development, and it is being reported to Planning Sub-Committee to enable members to view it at an early stage in the application phase. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.
- 2.2 Members will recall this pre-application was presented to the Planning Sub-Committee on 28 January 2016 at an early stage, shortly after its first presentation to the Quality Review Panel on 20 January 2016. Since that meeting, Officers have held a number of further meetings with the applicants, during which time the proposals have developed to a significant degree. The scheme has now been further revised with a new architect to take into consideration issues raised previously by Officers, the QRP and Members.

3. SITE AND SURROUNDS

- 3.1 The property is located on the eastern side of Green Lanes, near the junction with New River Avenue. The site comprises a number of poor quality retail and light industrial buildings. The site lies on the northern edge of the Green Lanes Town Centre. It is not located within a Conservation Area, and no buildings are listed.
- 3.2 The site is bordered by streets on three sides, with Green Lanes to the front (west), Colina Road to the South and Colina Mews to the east. To the north of the site is the Langham Club with a garage site to the rear (this garage site has a

permission for a 3-storey flatted block). The predominant character of the surrounding area is terraced residential properties, with a shopping parade opposite, and along Green Lanes to the south.

- 3.3 The site forms part of Site SA26 in the emerging Site Allocations DPD proposed submission document 2015. The site is not located within a Conservation Area, and does not contain any listed buildings.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to create a mixed use development comprising 133 residential units, together with a 900sqm Use Class D1 Healthcare facility (with the a fall back position of flexible commercial/retail use) at ground floor level, in one 5-storey block and a second block ranging from 4-stories to 7-stories.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has undertaken their own consultation prior to the submission of the application as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal will be presented to a Development Management Forum on the June 16. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The original proposal was presented to the Quality Review Panel on 20 January 2016. Feedback from the Panel raised concerns over the bulk, massing, building lines and density of the buildings fronting Green Lanes, and the size, layout and

shadowing of the courtyard in the centre of the site. The treatment of the development fronting Colina Road and Colina Mews was considered more successful.

- 6.7 The revised scheme was presented to the Quality Review Panel on 18 May 2016. This proposal was seen as an improvement over the original submission, and the Panel consider that the scheme now respects and enhances the setting of Green Lanes, and promises high quality development. The panel supports the design approach taken to the Green Lanes frontage and interface with Colina Mews, but recommends a reduction in height of the 8-storey block to the centre of the site. The panel would encourage adjustments to the massing of blocks on Colina Road to help to increase daylight and sunlight in the courtyard, and achieve a sympathetic relationship with existing properties opposite. The applicant has sought to address these issues by reducing the height of the centre block to 7-storeys, and further articulating the block fronting Colina Road. These further revisions form the basis of the scheme submitted.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising residential units, and healthcare floorspace is acceptable in principle, and in accordance with the site allocation for the site. The applicant has been engaged in discussions with the NHS, who have stated that 900sqm of floorspace would be suitable for their requirements, and this is currently proposed. Further discussions are ongoing regarding any potential funding for the facility.
2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height has undergone some final adjustments prior to submission. Careful treatment of the design of the elevations was seen as essential, especially the southern flank wall facing Green Lanes. The design and layout of the scheme has been evolving, and was refined further prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). It is noted that the provision, at cost, of an NHS facility in this development, may significantly impact on the viability of the scheme's ability to provide any affordable housing. However, in line with Policy, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
4. *Density* – The density of the proposal would be 255 units/hectare and 800 habitable rooms per hectare. This is in line with the guidance in the London

- Plan Density Matrix of 70-260 units/ha, and marginally over 200-700 habitable rooms/ha for an Urban location with a PTAL of 6. Given the provision of a healthcare facility adds to the higher density, it is considered the wider community benefit of this facility outweighs the marginal impacts of this higher density, which, it should be noted, is only on a habitable room basis. In addition, the proposal provides good quality units with a good quality living environment.
5. *Housing mix* – The original proposal presented a mix of units that was weighted towards 1 and 2-bed units, with less family sized units. The revised proposal includes a higher number of 3-bed units (22%), which is welcomed and considered to provide a good mix of units.
 6. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required. Any material levels of overbearing / increased sense of enclosure and outlook issues to the rear of any residential properties backing onto Colina Mews will be examined, and avoided in order to safeguard the amenity of existing occupiers. Any application should also seek to ensure there are no impacts on the consented scheme on the garage site to the north of the site, which has some windows facing the proposal site.
 7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
 8. *Parking and highway safety* – Given the site's high PTAL, a car-free development is welcomed. The incorporation of the cycle parking into the cores of the blocks is welcomed, and providing spaces internally within flats would also be welcomed as an option. Cycle spaces are required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. Disabled parking would be required at a rate of 1 per wheelchair unit (14 based on 10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. Improvements to Colina Mews and to Colina Road would be supported as part of the application.
 9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
 10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Location Plan



Proposed Ground Floor / Site Layout



Original Proposal – Ground Floor



Proposed Green Lanes Street Scene Visuals

Looking South



Looking North



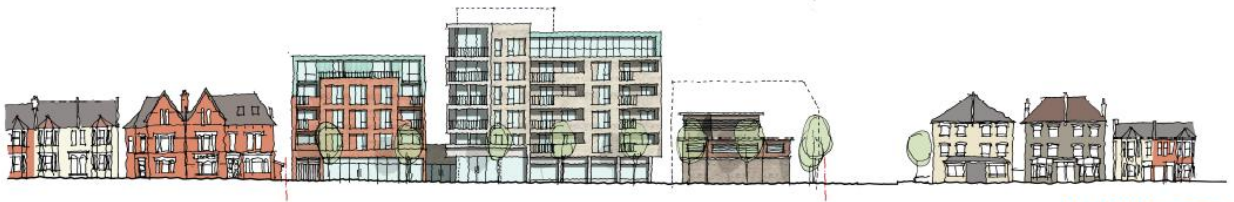
Original Proposal – Street Scene Elevations



COLINA MEWS STREETSCENE



COLINA ROAD STREETSCENE



GREEN LANES STREETSCENE

Proposed Aerial View



Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/3373**Ward:** St Anns**Address:** 8 Priscilla Close N15 3BF**Proposal:** Erection of single storey front extension (householder application) (amended plans)**Applicant:** MrJacovos Chimonas**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi**Site Visit Date:** 21/12/2015**Date received:** 13/11/2015 **Last amended date:** 22/12/2016**Drawing number of plans:**

- 1558.01 Existing Site Plan Rev A
- 1558.02 Existing Ground Floor Plan Rev A
- 1558.03 Existing First Floor Plan Rev A
- 1558.04 Existing Roof Plan Rev A
- 1558.05 Existing Front Elevation Rev A
- 1558.06 Existing Sections AA & BB Rev A
- 1558.07 Proposed Ground Floor Plan Rev A2
- 1558.08 Proposed First Floor Plan Rev A2
- 1558.09 Proposed Roof Plan Rev A2
- 1558.10 Proposed Front Elevation Rev A3
- 1558.11 Proposed Sections AA & BB Rev A3
- 1558.12 Proposed East Elevation Rev A2
- 1558.13 Proposed Site Plan Rev A2

- 1.1** The application has been referred to the Planning Sub-Committee for a decision due to the amount of local objections and as requested by Councillor Blake.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would appear subordinate to the original building and would not diminish/harm the visual amenity of the area;
- The proposed development would not adversely affect the residential amenity of neighbouring occupiers.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to be submitted
- 4) Details of boundary treatment
- 5) Details of soft and hard landscaping

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act
- 4) Surface water drainage
- 5) London Fire brigade

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Plans and images

Appendix 3: Decision notice for the redevelopment of the Conway Road Depot.

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for erection of single storey front extension to facilitate an open plan kitchen/living and dining room at ground floor level.

The extension is to be constructed using yellow london stock brick to match existing, new white double glazed windows and doors to the front, the new gutter and pipes is to be in black UPVC to match existing. A new double glazed grey aluminum framed flat rooflight and side window would be inserted. The extension is to have a width of 4.7m, depth of 4m and height of 3m.

The proposal also includes converting the existing kitchen at ground level to a 3rd bedroom, where the existing bedrooms on first floor level will remain and the hallway at ground floor level would be enlarged to accommodate a new entrance by re-using the existing UPVC door.

A private garden area is proposed with a floorspace of 18.47 sqm which is accessed from the new extension. The private garden is to be enclosed by a new timber fence which includes a timber gate access. The gas/electric meter and refuse area would be accessed from a new timber panelled door.

The application has been amended since initially submitted and includes mainly the following changes;

- The depth of the extension has been reduced by 1.56m
- The design of the extension has been amended to incorporate more glazing

3.2 Site and Surroundings

The site is located along the far west side of Priscilla Close which adjoins the boundary wall shared with no. 29 Conway Road to the west and 18 Cranleigh Road to the north. The property is two storeys in height set behind no. 7 Priscilla Close which is one storey in height and has accommodation at roof level and no. 1 to 4 Croft Coombe's which is significantly taller backing onto it. Access to the site which is not highly visible from the close is from the side of no. 7 Priscilla Close. The site was formerly known as the Conway Road depot which received planning permission under planning reference HGY/1998/1712 to redevelop the site.

The site is not listed or located within a conservation area.

3.4 Relevant Planning and Enforcement history

HGY/1998/1712 – Conway Road Depot, Conway Road - Redevelopment of site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house – Granted 16/02/1999

4. CONSULTATION RESPONSE

4.1 There was no internal or external consultation carried out

5. LOCAL REPRESENTATIONS

5.1 105 neighbouring properties were consulted.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 37 (including 5 joint letters of objections)

Objecting: 37 (including 5 joint letters of objections)

Supporting: 0

Others: 0

5.3 Councillor Barbara Blake has made comments on the application as summarised below:

- The development reduces useable garden amenity space
- The preference is for extending upwards rather than into the garden
- Priscilla Close is uncared for and an unadopted area (Officers comment: This is not a material planning consideration for this application. This is an issue for the joint management company for the maintenance of the Close)
- Refuse concerns in the close (Officer comment: It is considered that the proposal does not have a material affect on the amount of refuse and waste collection arrangements within the Close as a whole. This is an issue for the joint management company for the maintenance of the Close)
- Environmental health concerns in the close (Officer comment: This is not a material planning consideration – This is an issue for the joint management company for the maintenance of the Close)
- The original 1999 planning condition was breached by the joint owners of the Close (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house. This is not

- a personal consent, and the current application would not have a demonstrable impact in addressing or undermining any of the conditions in the original permission. The conditions in breach are no longer enforceable due to the 10 year statute of limitations.)
- Concerns the property would be an HMO rather than a family home. (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO.)
 - Allowing a front extension would set a bad precedent in the Close.
 - The extension would ruin the character of the Close and building
 - Visually out of keeping
 - Allowing this proposal would add to the current management concerns at the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)

5.4 Woodlands Park Residence Association (WPRA) has made comments on the application as summarised below:

- The existing garden will almost be built over
- The Council will not normally permit extensions which leave a rear garden of less than 50 sqm
- Visually out of keeping with the area
- The depth of the extension is more than 4m deep contrary to policy SPG 1a
- Loss of garden
- Concreting over a water absorbed garden should be prevented (Officers comment: An informative regarding surface water drainage is included)
- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)
- The form of the extension is contrary to policy

5.5 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)
- Cramped extension
- Building over the green space
- It would create direct access to the neighbouring flat roof
- The extension will lack natural light
- The original 1999 planning condition is not being complied with (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house)
- The proposal is not consistent with the Council' s policies
- The proposal creates a dwelling of poor quality with almost no natural light
- An additional property should not be allowed (Officers comment: The proposal would not be creating an additional property)
- Increased density
- Additional tenants (Officer comment: There is no evidence before the officers as part of this application to support this claim).
- Noise and disturbance
 - Concerns the property will become an HMO or separated into flats home (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO. A change of use to flats would also equally require planning permission)
- Visually out of keeping with the area
- The extension would create a new brick wall that would impact on the light source of the garage/workshop owned by no. 29 Conway Road
- Concerns with means of emergency access in particular London Fire Brigade (Officers comment: It is not considered that this application would have a

demonstrable impact on the fire fighting arrangements. Notwithstanding that, an informative is included regarding the London Fire Brigade.)

- Concerns with the gated refuse area
- The front garden will be paved over with little drainage (Officers comment: An informative is included regarding surface water drainage)
- Concerns the applicant will submit further applications to extend the property (Officer comment: The owner, like anyone else, has a statutory right to submit an application. If they chose to exercise this right, the application(s) will be considered on their merits.)
- The amendments and change in design still makes the proposal unacceptable and the garden would be further reduced.
- Planning permission should not be granted for any extensions in the Close. (Officer comment: There is no moratorium of extensions.)
- The Close should be locally listed. (Officer comment: The listing process is a separate process to the planning application process.)
- The extension would set a bad precedent for further front extensions in the Close. (Officer comment: Every application is considered on its own merits. The siting of the application site is unique and cannot be replicated anywhere else within the close, so it is considered highly unlikely that a similar proposal would be brought forward for consideration)
- There should be architectural coherence in the Close

5.6 The following issues raised are not material planning considerations:

- This is not a householder application (Officer Comment: The property is a single family dwelling house, therefore the correct planning application form has been submitted)
- The owner of 8 Priscilla may exceed the curtilage of his own property.
- Planning permission should not be granted until the owners solve the current problems in the Close; (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- Security concerns (Officer comment: The applicant has confirmed that the property has been burgled on five reported occasions. Anti- social behaviour has also been reported as the property's entrance is hidden from the yards view)
- Environmental Health concerns in the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- Car parking concerns as the designated car parking space for the application site has been occupied by an abandoned car for many years

(Officers comment: The owner of no. 8 will look into the matter of the car parked in the allocated space.)

- Allowing this proposal would add to the current management concerns at the close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- The proposal would make the management situation in the Close worse (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the area
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants

Principle of the development

6.1.1 Whilst noting the significant volume of comments surrounding the proposal, the Local Plan and NPPF do not prevent, as a matter of principle, extensions to residential properties to provide additional residential accommodation. Instead, local and national policy considerations focus upon ensuring that enlargements to dwellings are, inter alia, appropriate to their context and that impacts arising are properly balanced having regard to the public interest and the impacts upon an area.

6.1.2 It is important to bear in mind that the site in question was historically used as the Conway Road Depot, Conway Road and was granted planning permission under planning reference HGY/1998/1712 for the redevelopment of the site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house. Notwithstanding this, the proposal would not be creating an additional unit of accommodation but only involves extending the existing two bedroom dwelling to a three bed house creating an open plan kitchen/dining living area which would improve the existing arrangement in terms of quality of accommodation.

6.1.3 It is considered that the principle of the development is therefore acceptable.

Impact on character and appearance of the area

- 6.1.4 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality
- 6.1.5 As noted above the application seeks to extend the existing two bedroom dwelling that was granted consent under planning reference HGY/1998/1712. The extension would be single storey to improve the existing arrangement of the property. Objections have been received on the issue of scale, siting, context and the proposal being out of keeping with the character of the area. In this instance given the specific nature of the site which is set behind the building at no. 6 and 7, an extension to the front here where there is no rear garden space is acceptable. Furthermore, it would not be visible from public vantage points in the Close other than from adjoining private gardens and first/second floor windows. The extension by virtue of being at ground floor is well set down in the context of the property and adjacent properties and would be screened by the new boundary fences and existing boundary shared with no. 29 Conway Road. The extension would retain an acceptable level of private amenity space within an urban setting and the kitchen window and main entrance to the side would enable the development to have an active frontage when viewed from the existing footpath. As such, Officers consider the extension at this level will not diminish/ harm the visual amenity of the area.
- 6.1.6 In terms of the design the extension as amended would use large areas of glazing making the extension more lightweight in appearance, reducing its overall visual bulk. In terms of the proposed fencing proposed, this would be secured by condition to ensure the visual amenity of the area and residential amenities of neighbouring occupiers are safeguarded.
- 6.1.7 Several comments have been raised about whether the proposal complies with SPG1a in terms of depth. This is not the case as SPG1a restrictions on depth relate to the rear extensions. It is considered that the rest of the requirements of SPG have either been met or are not applicable.

- 6.1.8 More ambitious alterations to homes are in evidence nearby, in particular the adjoining properties on Cranleigh Road where first floor extensions, outrigger roof extensions and dormers are visible, including the very large single storey garage workshop in the rear garden of no 29 Conway Road. As such the scale and form of the extension, which is single storey, retains sufficient garden space, is considered proportionate to the original dwelling and the adjacent properties and not visible from public vantage points, is considered acceptable. Although there are concerns the proposed front extension would set a bad precedent in the Close, Officers would however point out that each planning application must be considered on its individual merits. In any event, the unique location of the application site means it is highly unlikely that a similar proposal would be brought forward for consideration.
- 6.1.9 Notwithstanding the objections received, the impact of the proposals on the character and appearance of the locality is accordingly considered to be acceptable and consistent with London Plan 2016 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

Impact on the amenity of adjoining occupiers

- 6.1.10 The London Plan 2016 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.1.11 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutant.
- 6.1.12 In terms of the ground floor extension, there is not considered to be a material adverse impact on number 7 to the west, which has side facing windows, as the proposed extension is separated from its rear flank by the pathway that leads to the main entrance and gas/utility and refuse area. Given this separation, and as the extension is 4m deep and only single storey in height, there would be no demonstrable impact in this instance.

- 6.1.13 Specific concerns have been raised that the proposed development would have an adverse impact on the amenity of the adjoining property at no. 29 Conway Road in terms of loss of light to the existing garage/workshop structure which abuts the shared boundary, the window here referred to relates to non habitable room to an outbuilding and therefore any such impact is not significant in this instance.
- 6.1.14 The proposed development would not cause any material loss of amenity, in terms of overlooking/loss of privacy or outlook given the side window proposed does not face onto the side facing window of no. 7. Given also the properties on Cranleigh Road benefit from generous size south facing gardens, the height and form of the extension here would not materially harm outlook/ living conditions currently enjoyed by occupiers of these properties.
- 6.1.15 Adjoining residents have raised concerns about possibility of noise and disturbance. Officers consider that given associated noise emanating from the proposed development would not create a level of noise and disturbance over and above that which currently exists and that of a typical dwelling/ flat in an urban/ suburban location.
- 6.1.16 As such, the proposal does not significantly harm the amenities of neighbours and is in accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2016 Policy 7.6 and Draft DM Policy DM1.

Living conditions for future occupants

- 6.1.17 London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality and draft DPD Policy DM12 reinforces this approach.
- 6.1.18 Objections have been put forward about the resultant 19m² amenity space. It is considered that this is adequate within an urban setting of such type. In any event, the London Interim Design Guidance in 4.10.1 (p60) states that 5m² private amenity space is required for a property with 1-2 occupants, plus 1m² for every additional occupant. It is considered even if the property were to be occupied by 6 persons, the available amenity space would still be adequate.
- 6.1.19 An objection has been raised on the issue of quality of accommodation, in this instance, Officers consider the proposal as acceptable as the property will provide a family unit providing an additional bedroom at ground floor level which

would benefit from an existing window. The extension would enable an improved arrangement internally providing better levels of daylight/sunlight from the extent of glazing proposed, new rooflight and open plan nature of the kitchen/living/dining area. An acceptable level of amenity for future occupiers of the development within an urban setting is also proposed as well as a proposal which has considered designing out crime.

Conclusion

6.1.20 The proposed development has prompted considerable local interest. The proposed alterations are considered however, to be acceptable, having regard to impacts upon the character and appearance of the area and upon neighbouring residential amenity. For the above reasons however the proposals are considered to be acceptable and consistent with the objectives of the Development plan for the area.

6.1.21 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.6 CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

- 1558.01 Existing Site Plan Rev A
- 1558.02 Existing Ground Floor Plan Rev A
- 1558.03 Existing First Floor Plan Rev A
- 1558.04 Existing Roof Plan Rev A
- 1558.05 Existing Front Elevation Rev A
- 1558.06 Existing Sections AA & BB Rev A
- 1558.07 Proposed Ground Floor Plan Rev A2
- 1558.08 Proposed First Floor Plan Rev A2
- 1558.09 Proposed Roof Plan Rev A2
- 1558.10 Proposed Front Elevation Rev A3
- 1558.11 Proposed Sections AA & BB Rev A3
- 1558.12 Proposed East Elevation Rev A2
- 1558.13 Proposed Site Plan Rev A2

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

1558.01 Existing Site Plan Rev A
1558.02 Existing Ground Floor Plan Rev A
1558.03 Existing First Floor Plan Rev A
1558.04 Existing Roof Plan Rev A
1558.05 Existing Front Elevation Rev A
1558.06 Existing Sections AA & BB Rev A
1558.07 Proposed Ground Floor Plan Rev A2
1558.08 Proposed First Floor Plan Rev A2
1558.09 Proposed Roof Plan Rev A2
1558.10 Proposed Front Elevation Rev A3
1558.11 Proposed Sections AA & BB Rev A3
1558.12 Proposed East Elevation Rev A2
1558.13 Proposed Site Plan Rev A2

Reason: In order to avoid doubt and in the interests of good planning.

3. Prior to the commencement of the approved development, details of the proposed boundary treatment shall be submitted in writing to the LPA for approval, and thereafter implemented as approved and retained in perpetuity unless agreed in writing by the Local Planning Authority.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

4. No development shall take place until full details of soft and hard landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy UD3 of the Haringey Unitary Development Plan 2006.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE :

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final

manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
EXTERNAL		
Cllr Barbara Blake	<ul style="list-style-type: none"> - The development reduces useable garden amenity space - The preference is for extending upwards rather than into the garden - Priscilla Close is uncared for and an unadopted area (Officers comment: This is not a material planning consideration for this application. This is an issue for the joint management company for the maintenance of the Close) - Refuse concerns in the close (Officer comment: It is considered that the proposal does not have a material affect on the amount of refuse and waste collection arrangements within the Close as a whole. This is an issue for the joint management company for the maintenance of the Close) - Environmental health concerns in the close (Officer comment: This is not a material planning consideration – This is an issue for the joint management company for the maintenance of the Close) - The original 1999 planning condition was breached by the joint owners of the Close (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house. This is not a personal consent, and the current application would not have a demonstrable impact in addressing or undermining any of the conditions in the original permission. The conditions in breach are no longer enforceable due to the 10 year statute of limitations.) - Concerns the property would be an HMO rather than a 	Noted

Stakeholder	Question/Comment	Response
	<p>family home. (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO.)</p> <ul style="list-style-type: none"> - Allowing a front extension would set a bad precedent in the Close. - The extension would ruin the character of the Close and building - Visually out of keeping - Allowing this proposal would add to the current management concerns at the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close) 	
<p>Woodlands Park Residence Association (WPRA)</p>	<ul style="list-style-type: none"> - The existing garden will almost be built over - The Council will not normally permit extensions which leave a rear garden of less than 50 sqm - Visually out of keeping with the area - The depth of the extension is more than 4m deep contrary to policy SPG 1a - Loss of garden - Concreting over a water absorbed garden should be prevented (Officers comment: An informative regarding surface water drainage is included) - During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from 	<p>Noted</p>

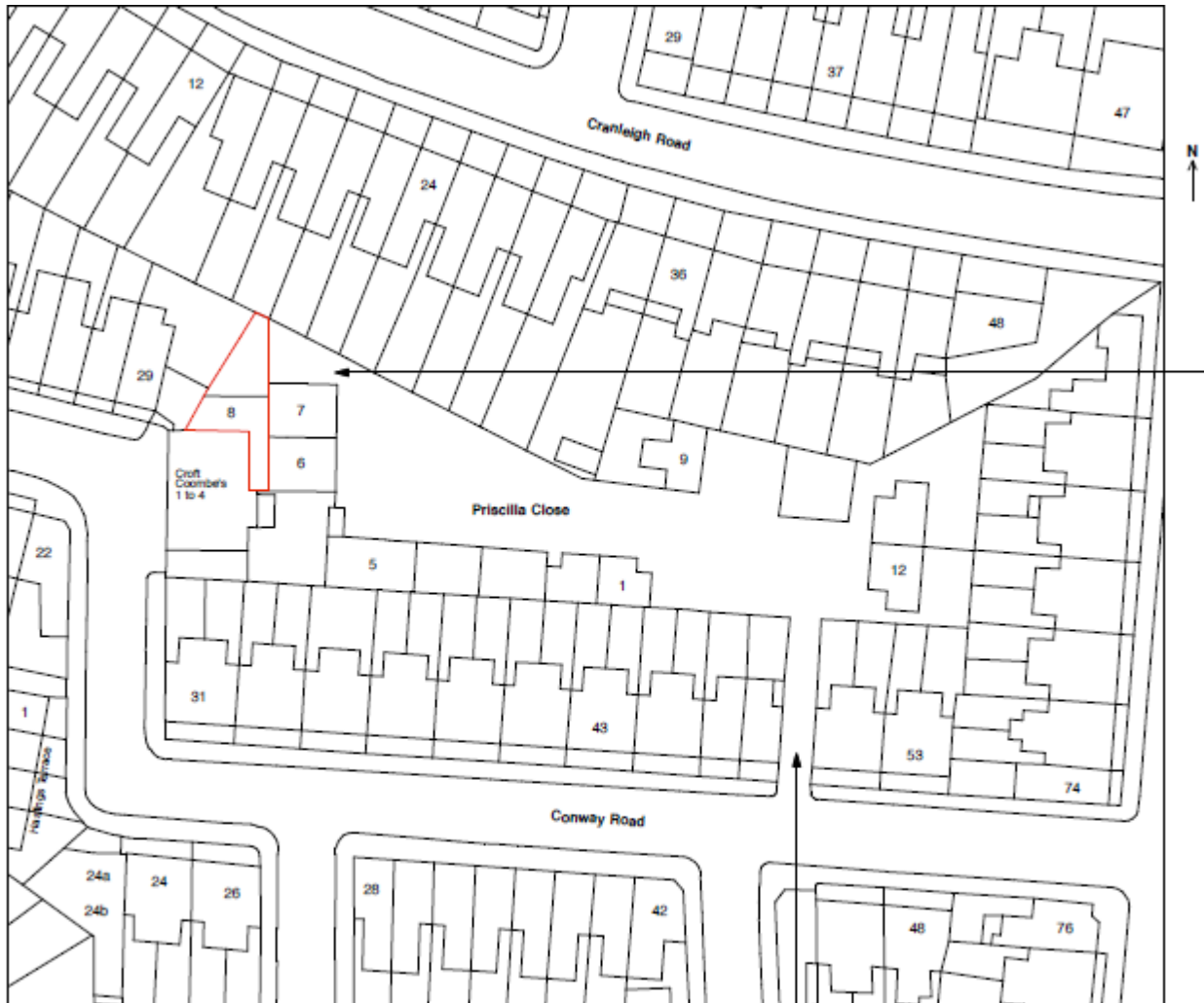
Stakeholder	Question/Comment	Response
	<p>the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)</p> <ul style="list-style-type: none"> - The form of the extension is contrary to policy 	
<p>NEIGHBOURING PROPERTIES</p>	<ul style="list-style-type: none"> - During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.) - Cramped extension - Building over the green space - It would create direct access to the neighbouring flat roof - The extension will lack natural light - The original 1999 planning condition is not being complied with (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house) - The proposal is not consistent with the Council' s policies 	<p>Noted</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - The proposal creates a dwelling of poor quality with almost no natural light - An additional property should not be allowed (Officers comment: The proposal would not be creating an additional property) - Increased density - Additional tenants (Officer comment: There is no evidence before the officers as part of this application to support this claim). - Noise and disturbance - Concerns the property will become an HMO or separated into flats home (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO. A change of use to flats would also equally require planning permission) - Visually out of keeping with the area - The extension would create a new brick wall that would impact on the light source of the garage/workshop owned by no. 29 Conway Road - Concerns with means of emergency access in particular London Fire Brigade (Officers comment: It is not considered that this application would have a demonstrable impact on the fire fighting arrangements. Notwithstanding that, an informative is included regarding the London Fire Brigade.) - Concerns with the gated refuse area - The front garden will be paved over with little drainage (Officers comment: An informative is included regarding surface water drainage) - Concerns the applicant will submit further applications to extend the property (Officer comment: The owner, like anyone else, has a statutory right to submit an application. If 	

Stakeholder	Question/Comment	Response
	<p>they chose to exercise this right, the application(s) will be considered on their merits.)</p> <ul style="list-style-type: none"> - The amendments and change in design still makes the proposal unacceptable and the garden would be further reduced. - Planning permission should not be granted for any extensions in the Close. (Officer comment: There is no moratorium of extensions.) - The Close should be locally listed. (Officer comment: The listing process is a separate process to the planning application process.) - The extension would set a bad precedent for further front extensions in the Close. (Officer comment: Every application is considered on its own merits. The siting of the application site is unique and cannot be replicated anywhere else within the close, so it is considered highly unlikely that a similar proposal would be brought forward for consideration) - There should be architectural coherence in the Close - This is not a householder application (Officer Comment: The property is a single family dwelling house, therefore the correct planning application form has been submitted) - The owner of 8 Priscilla may exceed the curtilage of his own property. - Planning permission should not be granted until the owners solve the current problems in the Close; (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close) - Security concerns (Officer comment: The applicant has confirmed that the property has been burgled on five reported occasions. Anti- social behaviour has also been reported as the property’s entrance is hidden from the yards view) - Environmental Health concerns in the Close (Officer 	

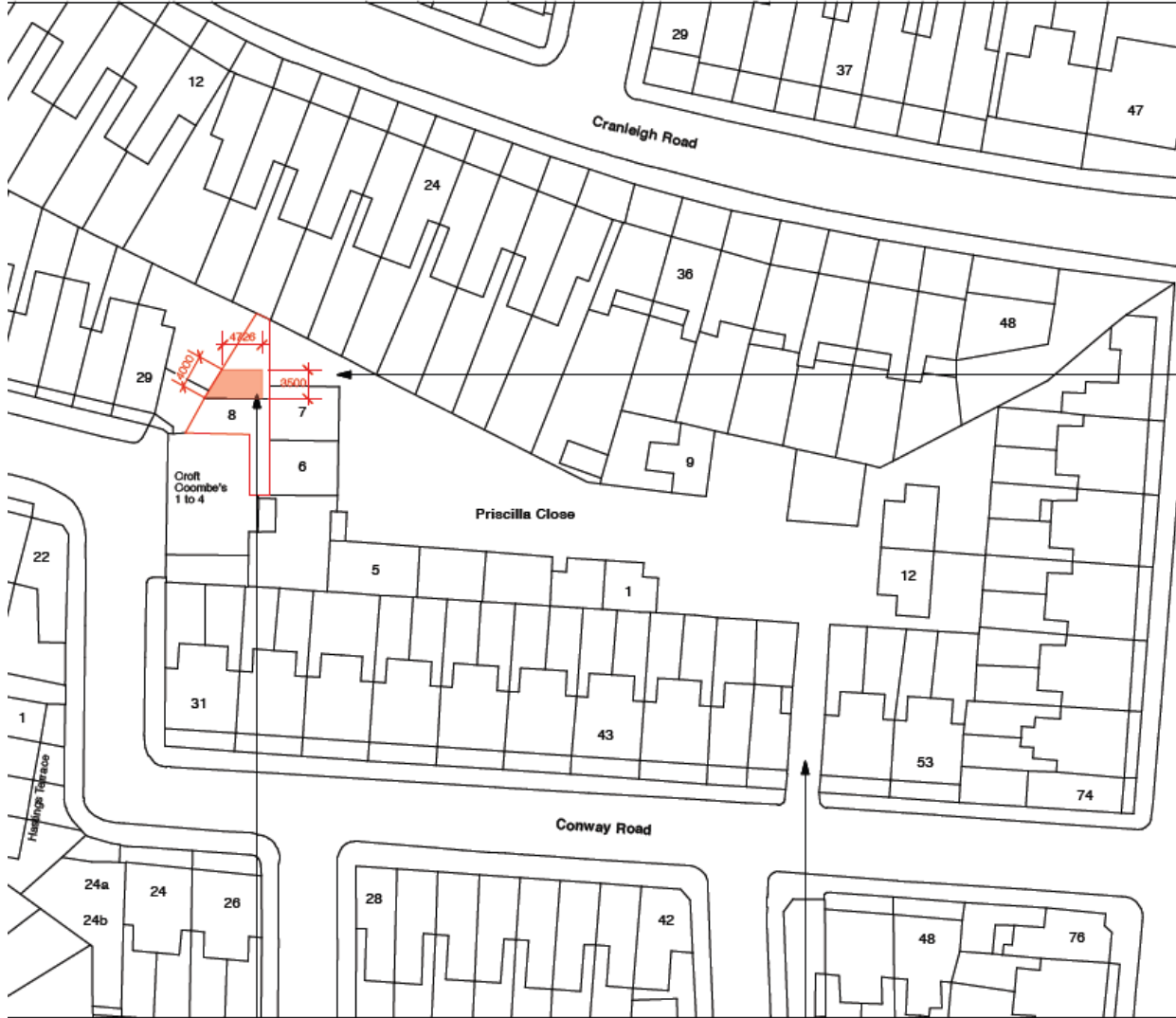
Stakeholder	Question/Comment	Response
	<p>comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</p> <ul style="list-style-type: none"> - Car parking concerns as the designated car parking space for the application site has been occupied by an abandoned car for many years (Officers comment: The owner of no. 8 will look into the matter of the car parked in the allocated space.) - Allowing this proposal would add to the current management concerns at the close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close) - The proposal would make the management situation in the Close worse (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close) 	

Appendix 2 Plans and Images



SITE PLAN
Scale 1:500
0 5 10M

Location Plan



Proposed location plan



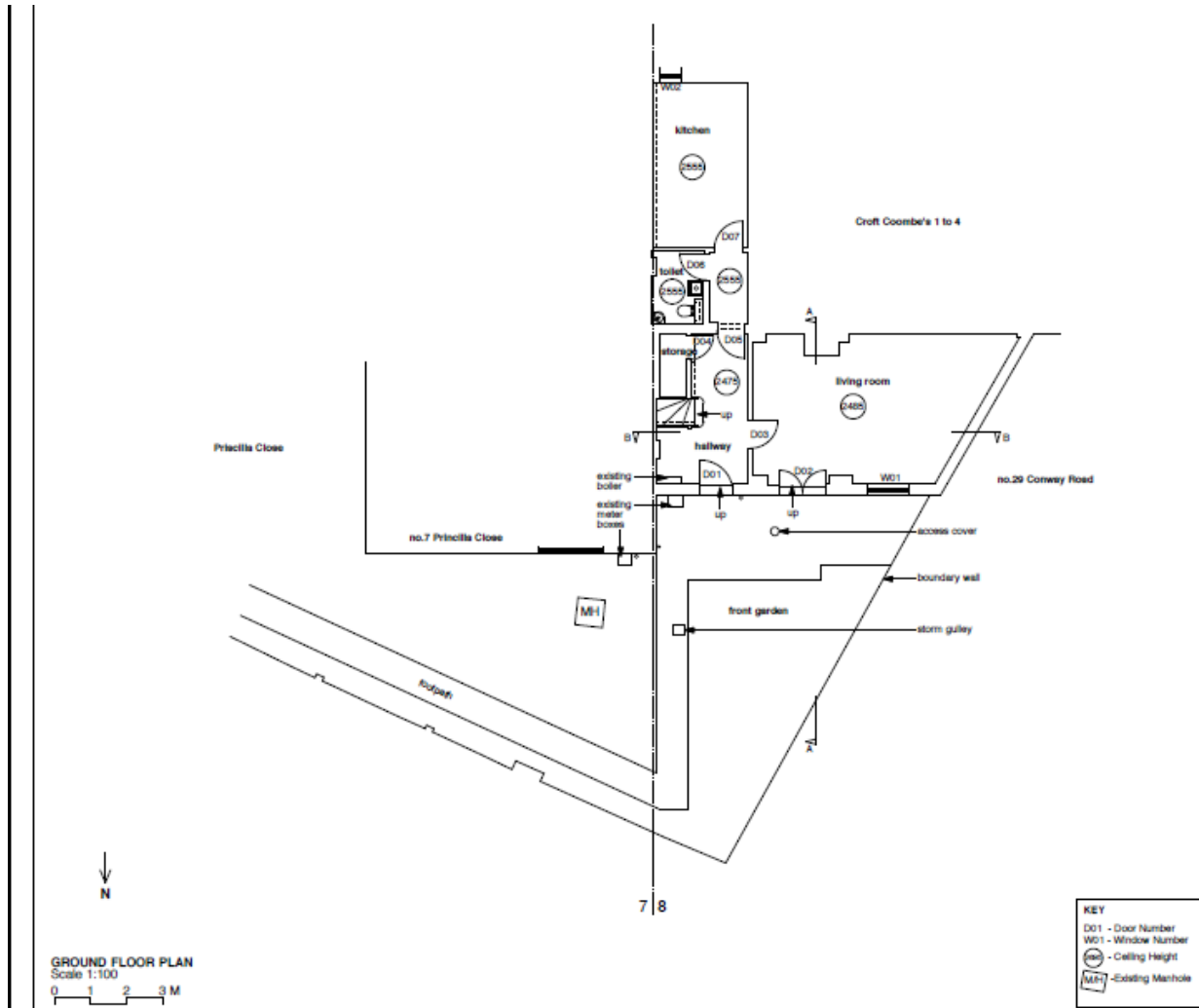
PH2- View no.8 Priscilla Close front garden area & towards no. 29 Conway road



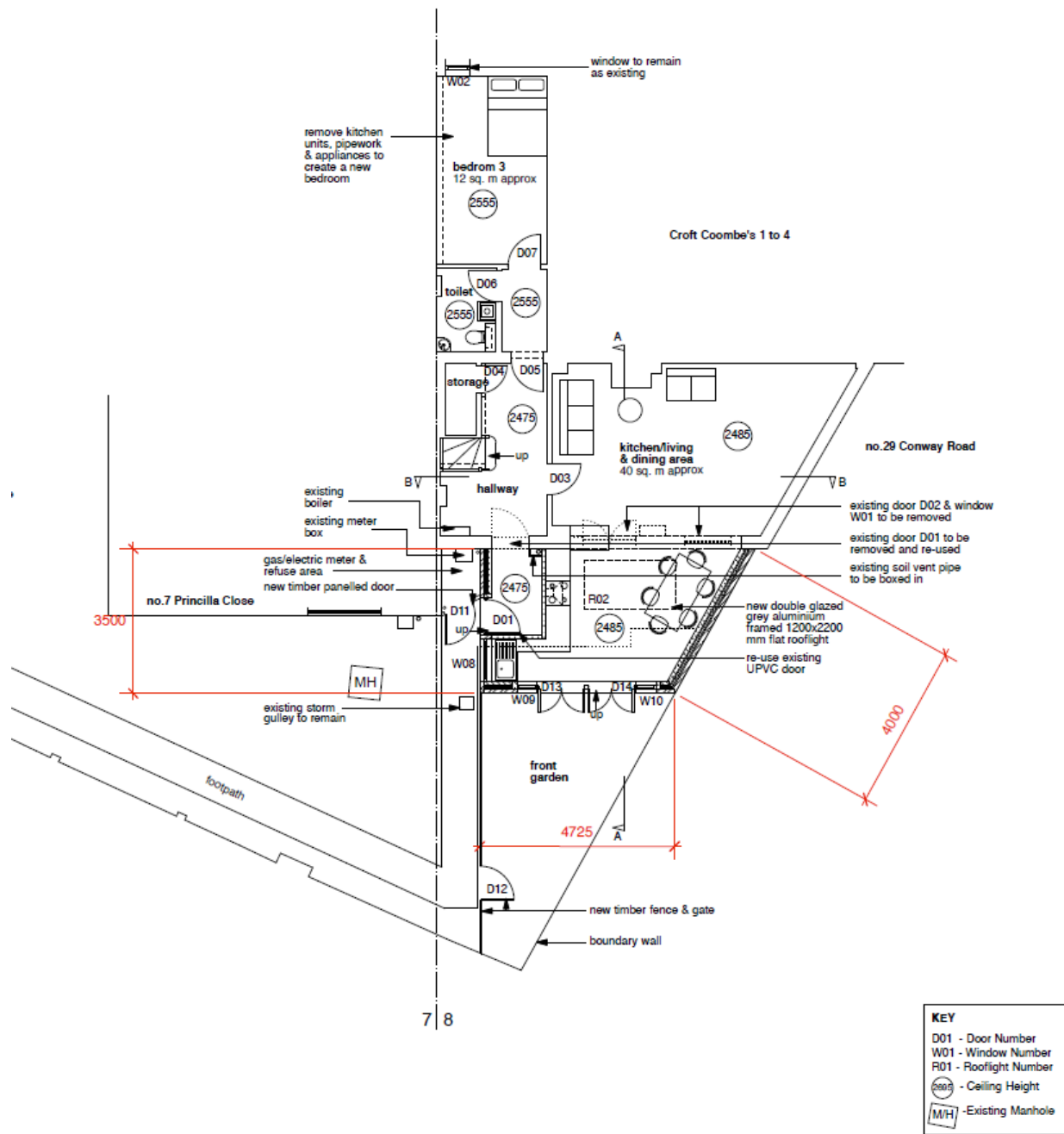
PH1- View of no.s 6 & 7 Priscilla Close and side access to no.8 Priscilla Close



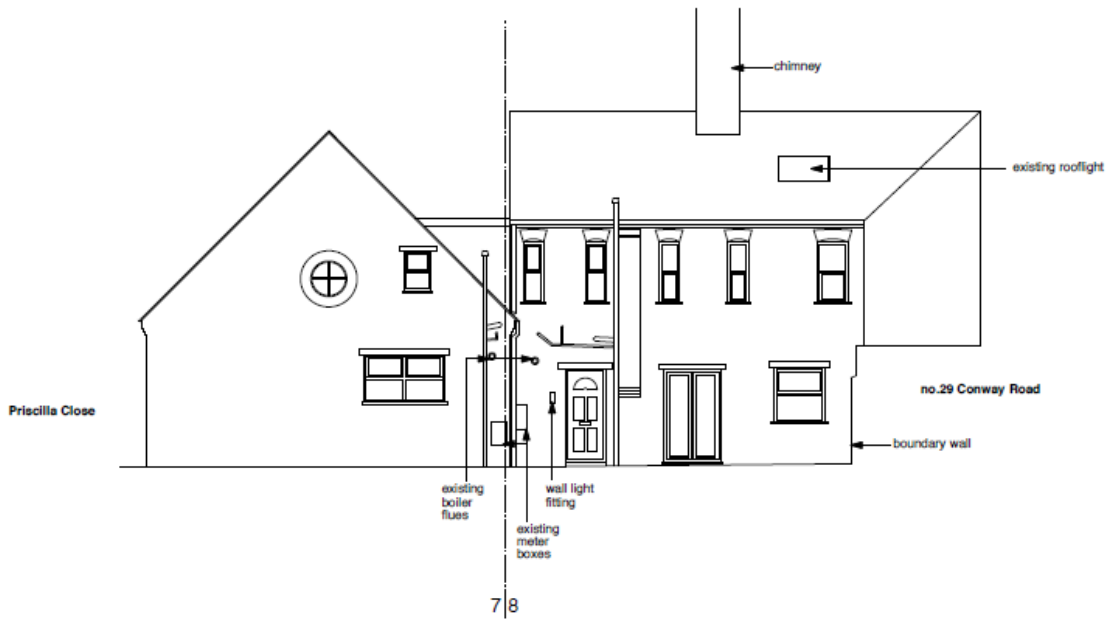
PH3- View no.8 Priscilla Close from front garden



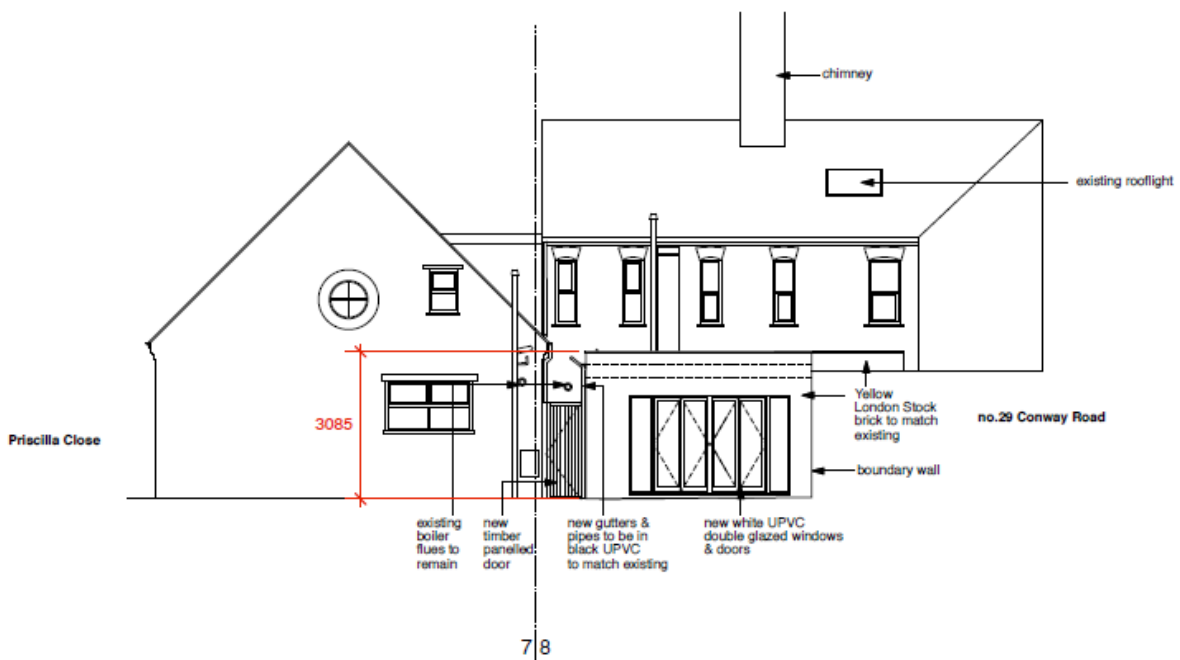
Existing ground floor plan



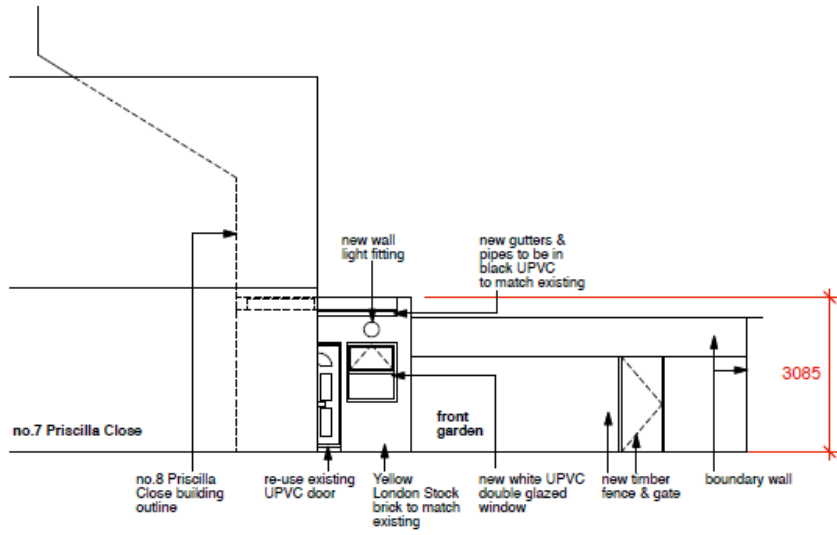
Proposed ground floor plan



Existing rear elevation



Proposed rear elevation



Proposed side elevation

Appendix 3: Decision notice for the redevelopment of the Conway Road Depot.

Technical and Environmental Services
639 High Road, N17 8BD
Tel 0181 808 1066
Minicom 0181 885 7549

Planning and Programmes
Fax 0181 808 7525
Fax 0181 3265

To

P. E. Ottery
112 Southbury Road, Enfield
Middx. EN1 1YE

On behalf of

Acorn Homes (UK) Ltd
3 Creighton Avenue, London N10

Planning Application Reference No. HGY/1998/1712

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: Conway Road Depot Conway Road N15

Proposal: Redevelopment of site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house.

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby **PERMIT** for the above development in accordance with the application dated 31/12/1998 and drawings nos. 01, 02, 03, 04, 05, 06D, 07, 08A, 09A, 010B, 011A, 012A, 013, 014 & 015A

SEE SCHEDULE OF CONDITIONS

Anne Doherty
Borough Planning Officer

16/02/1999

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

OLDFULG
Recreated Decision Notice
Full permission

DIRECTOR Peter Bishop
Borough Planning Officer Anne Doherty

HGY/1998/1712

The following conditions have been applied to this consent and these conditions must be complied with

The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

Details of the design and location of adequate dustbin enclosures shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the buildings.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

INFORMATIVE: The applicant is advised to contact the "Crime Prevention Officer", Tottenham Police Station, 398 High Road, London N17 9JA (tel. 0181 345 0933) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

That no more than 11 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

The development shall not be implemented unless and until a proposal for

erecting convex mirrors at the junction of the access road and the back edge of the footway in Conway Road have been submitted to and approved in writing by the Local Planning Authority, such mirrors to be permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a reasonable standard of visibility for vehicles emerging from the site.

That the approval is granted subject to further discussions concerning the provision of gates to the entrance of the site. If it is decided that gates should be provided, details of the gates and the opening mechanisms shall be submitted to and approved by the Local Planning Authority in writing before the works on the site commence. Once erected the gates must be permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

The development hereby authorised shall comply with BS 8220 (1986) Part 1, "Security Of Residential Buildings" and comply with the aims and objectives of the police requirement of "Secured By Design" and

Designing Out Crime

Reason: To ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 "Planning Out Crime".

Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To retain control over the external appearance of the development in the interest of the visual amenity of the area.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 0181 489 1380) to arrange for

the allocation of a suitable address.

The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Anne Doherty
Borough Planning Officer

16/02/1999

DIRECTOR Peter Bishop
Borough Planning Officer Anne Doherty

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/3813**Ward:** Fortis Green**Address:** 109 Fortis Green N2 9HR

Proposal: Demolition of existing structures and redevelopment of the site to provide 9 residential units (Use Class C3) comprising 5 x residential flats and 4 mews houses, and 200sqm of flexible retail / office unit (Use Class A1 / A3 / B1) including basement car parking and other associated works

Applicant: K A Investments And Development Company**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi**Site Visit Date:** 16/02/2016**Date received:** 21/12/2015 **Last amended date:** 21/04/2016**Drawing number of plans:**

E 01, 02, 03, 04, A1 00, 01, 02 Rev A , 03, 04, 05, 06, A2 01, 02, 03, 04, 05, 06, 07, 08
A3 01, B1 01, A4 01, 02, DP 01

- Design and Access Statement prepared by Chassay + Last Architects dated December 2015
- Phase 1 and 2 Geo-Environmental Assessment Report prepared by BWB Consultancy dated October 2014
- Basement Impact Assessment prepared by Symmetrys Limited Consultancy dated December 2015
- Basement Impact Assessment Appendix D: Structural Calculations prepared by Symmetrys Limited Consulting Structural Engineers dated December 2015
- Arboricultural Impact Assessment prepared by Landmark Trees dated December 2015
- Statement of Community Involvement prepared by DP9 December 2015
- Sustainable Drainage Strategy prepared by Price & Myers dated December 2015
- Heritage Document prepared by Heritage Collective dated December 2015
- Sustainability Statement prepared by Price & Myers dated December 2015

- Transport Statement prepared by Transport Dynamics dated December 2015
- Energy Strategy Report prepared by Price and Myers dated December 2015
- Planning Statement prepared by DP9 dated December 2015
- Daylight, Sunlight & Overshadowing Report prepared by Point 2 Surveyors LLP dated December 2015

1.1 This application is being reported to Planning Committee as it is a major planning application and is required to be reported to committee under the current delegation scheme.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development is acceptable because the scheme optimises the potential of the site for a high quality mixed use development taking account of the character of the surrounding area.
- The loss of the existing car wash/valeting service and MOT/Car Repair Centre is acceptable as it will be replaced by good quality residential accommodation, whilst contributing to the Borough's housing targets and the flexible commercial floorspace proposed would add to the vitality and vibrancy of this section of Fortis Green.
- The proposed development would create employment which replaces existing jobs.
- The proposed development would enhance the character and appearance of this part of the conservation area and does not cause harm.
- In terms of impact on the residential amenity of neighbouring properties the proposal is acceptable and would not cause unacceptable overlooking or loss of privacy or sense of enclosure or affect daylight/ sunlight.
- The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.
- The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 30 June 2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
 - 1) Development begun no later than three years from date of decision
 - 2) In accordance with approved plans
 - 3) Precise details of materials
 - 4) Boundary treatment
 - 5) Details of levels
 - 6) Refuse
 - 7) Sustainability
 - 8) Energy
 - 9) Soft and hard Landscaping
 - 10) Construction Management Plan/Construction Logistics Plan
 - 11) Traffic Management Scheme
 - 12) Contaminated Land
 - 13) Air Quality and Dust Management
 - 14) Combustion and energy plant
 - 15) Privacy Screen
 - 16) Obscure glazing
 - 17) Central Satellite System
 - 18) Drainage
 - 19) Kitchen extract
 - 20) Restriction on permitted development

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street Numbering
- 5) Asbestos
- 6) CIL
- 7) London Fire Brigade
- 8) Surface Water Drainage

- 9) Thames Water

Section 106 Heads of Terms:

- 1) A review mechanism should the development not be commenced within 18 months of the date of the grant of planning permission
- 2) Monitoring per travel plan contribution of £3000
- 3) Car Club membership (two years membership and £50 credit
- 4) A transport and highways contribution of £15,007
- 5) Carbon off set contribution if required

2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

(i) In the absence of a review mechanism should the development not be commenced within 18 months of the date of the grant of planning permission, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan policy SP2 and London Plan policy 3.12.

(ii) In the absence of a financial contribution towards highways works, travel plan monitoring and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
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- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel Notes
- Appendix 4: DM Forum Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the demolition of the existing structures and redevelopment of the site to provide a three storey residential block fronting Fortis Green. The main building is to provide 209 sqm of flexible retail/office unit at basement and ground floor level and 5 residential units at first, second and third floor level. The proposal also includes 4 three storey mews houses to the rear including a basement level.
- 3.2 The main block fronting the street frontage would comprise a front and rear gable/dormer and rear balconies and is to be predominately faced in variegated brown brick with plain clay roof tiles, hardwood double glazed windows, dormer windows with lead detailing, decorative brick panel, metal coping and metal powder-coated balcony/timber railings. The mews houses to the rear to have private rear and front gardens and would be predominantly faced in brick and include powder coated composite windows within recessed openings, powder coated composite windows and doors with projecting windows with externally fixed horizontal timber privacy louvres, bi-folding doors, privacy screens, balcony with glass balustrade and opaque glass windows.
- 3.3 The proposal also includes basement level car parking for 8 cars accessed via a vehicle ramp from street level. A separate commercial and residential entrance is also proposed at street level as well as a separate entrance to the private courtyard, and entrance to the flats above including soft and hard landscaping and associated works.

Site and Surroundings

- 3.4 The site is currently occupied by two single storey buildings located to the front and rear which are in use as a car wash, valet service and MOT Centre which received planning permission in May 2004 (HGY/2004/0603). Historically, the site was occupied by a brewery and formed part of the Fortis Green Village Centre, comprising of the police station, two public houses and a number of other services. This area is characterised by suburban and quiet residential streets with Edwardian terraces and Arts and Crafts style houses. Directly to the rear of the site is a short row of terrace houses fronting Annington Road. To the east is a former office building (no. 111 – 113 Fortis Green that has been converted into flats on the ground floor. It is important to note that the front part of the ground floor was recently granted a lawful development certificate for an existing use under planning reference HGY/2016/0804 and planning permission was granted for the conversion of the rear ground floor ancillary commercial storage area into single one bed studio flat under planning reference HGY/2016/1914. The upper floors of this building is in residential use which was allowed under appeal

(APP/Y5420/A/04/1168823). Adjacent to the former office building is the former Muswell Hill Police Station (115 Fortis Green) where planning permission was granted under planning reference HGY/2015/1576 for the conversion of former Police Station building to form 9no. residential units. Planning permission was also granted under planning reference HGY/2015/1696 for the site rear of the Muswell Hill Police Station (115 Fortis Green) to demolish the existing single story outbuildings and redevelop the site to provide 3 x three storey dwelling houses. To the west is a single storey structure occupied by Majestic Wines, and beyond this, is no. 105 which is the Clissold Arms, a public house that is locally listed. Directly north is The Alexandra Public House which is also locally listed. Adjacent to this is a row of Victorian cottages.

3.5 The site is located in close proximity to the Muswell Hill Town Centre and it is situated within the Fortis Green Conservation Area.

3.6 **Relevant Planning history**

HGY/2004/0603 - Change of use from petrol station to vehicle hand washing and valeting service – Granted 10/05/2004

HGY/2004/2471 – Approval Of Details pursuant to Condition 5 (materials) attached to planning permission reference HGY/2004/0603 for the change of use to vehicle hand washing & valeting service – Granted 05/01/2005

HGY/2004/0046 - Change of use from petrol station to vehicle hand washing/valeting service plus enclosure of sides under existing roof – Refused 23/01/2004

3.7 **Planning Enforcement history**

BWU/2004/00809 – Possible unauthorised building works creating a large hole in the forecourt. Also a builders hoarders sign – Case closed 04/03/2005

BWC/2005/00738 –Complaint received about an unauthorised carwash on site – The case was investigated and planning records revealed that that planning permission was granted for the change of use from petrol station to vehicle hand washing and valeting service -Case closed 04/07/2007

UNW/2007/00723 – Unauthorised building erected to house a car wash business – Case closed 29/05/2008

4. CONSULTATION RESPONSE

4.1 Planning Committee Pre-application: the proposal was presented to the 29 October 2015 pre-application briefing meeting of the planning committee. The notes of the meeting are summarised as follows:

- *The committee had mixed views on the light brick presented. They were informed that there is a mixture of brick in the area. It was advised that the brick was checked with the QRP*
- *The traffic and parking needs to be reviewed especially as the police station recently received planning permission*
- *A query was raised on the proposed archway from Fortis Green and pedestrian access/pedestrian conflict*
- *Loss of employment/how many existing employees on site*
- *Query raised on affordable workspace*
- *Query raised about Homes for Haringey*

4.2 Haringey Development Management Forum was held on 15 October 2015 Residents made the following comments on the scheme following a short presentation by the developer's team:

- Overlooking/loss of privacy*
- Excavation*
- Construction process*
- Contamination from the former petrol station*
- Materials*
- Lorries egress and ingress*
- Traffic light system*
- Parking*
- Design and appearance*
- CPZ*
- Affordable housing provision*

4.3 The following were consulted regarding the application:

Internal

- 1) LBH Head Of Carbon Management
- 2) LBH Housing Design & Major Projects
- 3) LBH Flood and Surface Water
- 4) LBH Cleansing
- 5) LBH Conservation Officer
- 6) LBH Emergency Planning and Business Continuity

- 7) LBH Building Control
- 8) LBH Transportation Group
- 9) LBH Pollution
- 10) LBH Food & Hygiene
- 11) LBH Planning Enforcement
- 12) LBH Housing Renewal
- 13) LBH Housing Design & Major Projects
- 14) LBH Arboricultural Officer
- 15) LBH Noise & Pollution
- 16) LBH Economic Regeneration

External

- 17) London Fire Brigade
- 18) Designing out Crime Officer
- 19) Transport for London
- 20) Environment Agency
- 21) Thames Water

4.4 The following responses were received:

Internal:

- 1) The Conservation Officer raises no objection to this application and has made the following comments;
 - The contribution of the existing buildings is considered to be negative and its proposed demolition would be acceptable;
 - The new development fronting Fortis Green is considered a significant improvement to the character and appearance of the conservation area and both the mews houses to the rear and main building would enhance the conservation area and would be acceptable;
 - The proposed works would not cause harm to the conservation area
 - Planning conditions for materials to be submitted for the Council's approval

- 2) Pollution: Officers raise no objection and recommends the following conditions/informative;
 - Contaminated Land;
 - Air Quality and dust management
 - Combustion and energy plant
 - Informative regarding asbestos

3) Building Control; Officers raise no objection and have made the following comments:

- The proposed basement is acceptable as it would not have an adverse affect on the neighbouring buildings and existing adjacent foundations and services

4) Carbon Management; Officers raise no objection and have made the following comments;

- The carbon management team would not object to this application subject to the imposition of the following;
- Planning conditions for the development to be constructed in strict accordance with the details of the submitted Energy Strategy report and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013;
- Planning condition to ensure the development is in strict accordance with the details of the submitted Sustainability statement and shall provide the following evidence;
 - o A Site Waste Management Plan (SWMP) including a pre-refurbishment audit to determine how to maximise the recovery of materials from the refurbishment for subsequent high-grade/value applications and demonstration that these have been delivered;
 - o Contractors will show the site has registered with the Considerate Constructors scheme and followed best practice;
 - o All concrete, bricks and slate will be BES:6001 certified to ensure responsible sourcing;
 - o All timber used in construction will be FSC certified.
 - o The development has included at least two park bays designated EV recharging points.
 - o The development will include wildlife attracting measures such as bird boxes and log piles

5) Transportation: Officers raise no objection and have made the following comments;

- The proposed development would not result in any significant impact on the transportation and highways network
- The level of parking provision for the residential element is acceptable;
- The flexible commercial aspect of the development is unlikely to generate any significant residual car parking demand
- The cycle parking provision is considered acceptable

- The highway and transportation authority would not object to this application subject to the imposition of the following;
 - S.278 obligations towards the reconstruction of the footways and the implementation of the new vehicular crossover
 - S.106 towards the reconstruction of the vehicular crossover and the reconstruction of the footways, towards consultation on the expansion of the CPZ, monitoring the travel plans and operation of car club scheme
 - Planning conditions for details of a traffic management scheme and details of a construction Management and Logistics plan
- 6) Cleansing (west); Officers raise no objection to the revised ground floor plan (FGH P A1 02A) and waste collection strategy
- 7) The design officer raises no objection and has made the following comments;
- The proposals are broadly acceptable and a good design response to a sensitive site.
 - Officers are satisfied that the proposed development would not result in any noticeable or significant loss of daylight to neighbouring properties or any noticeable or significant loss of sunlight to the external amenity space of the neighbouring properties.
- 8) The drainage engineer raises no objection to the surface water drainage proposals subject to condition.

External:

- 9) Thames Water – No objection and has made the following comments;
- With regards to sewerage and water infrastructure Thames Water has no objection;
 - With regards to surface water drainage where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required;
 - Thames Water would not object to this application subject to the imposition of the following:
 - Thames Water recommend an informative regarding a groundwater risk management permit and minimum pressure in the design of the proposed development.
- 10) Transport for London – No comment as the site is not on Transport for London Road Network or Strategic Road Network, nor will it have any strategic implications on TfL's transport network,
- 11) Environment Agency – No objection

5. LOCAL REPRESENTATIONS

5.1.1 The following were consulted:

147 Neighbouring properties
2 Residents Association
4 site notices were erected close to the site

5.1.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:13
Objecting:13
Supporting:0
Others: 0

5.1.3 Muswell Hill & Fortis Green Association has made comments on the application as summarised below:

- Overdevelopment resulting in too much crammed on the site
- The design could be improved
- Concerns with the basement level of the mews houses
- Additional parking pressure although underground parking is proposed

5.1.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Scale of the development
- Parking pressure and congestion
- Pedestrian safety
- Lack of parking provision for the commercial element
- The parking proposed for the scheme is insufficient
- The area is already over-developed
- The proposed roofline would overshadow the former Alexandra Pub and Denmark terrace opposite
- Extent of basement development would cause structural problems
- Significant excavation
- Daylight/sunlight concerns to properties on Annington Road
- Loss of sunlight to the property opposite at Bomarsund
- Loss of light to 111a Fortis Green
- Out of character with the surrounding properties
- Overbearing due to its height and position on the pavement
- Overshadowing impact

- Overlooking/loss of light regardless of the privacy screens proposed

5.1.5 The following issues raised are not material planning considerations:

- Loss of a sky view
- Construction works undertaken during the months of November and December would be damaging to the trade of the adjacent Majestic Wine Warehouse
- Inaccuracies in the daylight/sunlight report where the house titled Bomarsund opposite the site is labelled as 6-7 Fortis Green and mis-classification of the property labelled as 94 Fortis Green as commercial rather than residential (Officers comment: the daylight/sunlight report has been updated to reflect this)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of demolition
2. Principle of the development
3. The impact of the proposed development on the character and appearance of the conservation area
4. The impact on the amenity of adjoining occupiers
5. Residential Mix and Quality of Accommodation
6. Parking and highway safety
7. Basement
8. Affordable Housing
9. Sustainability
10. Waste
11. Contamination
12. Floodrisk and Drainage
13. S106 Contribution

Principle of demolition

6.1.1 The scheme proposes the redevelopment of the site, including the demolition of the existing low single storey buildings with large hard paved forecourts. The buildings are of no architectural merit and as such the buildings make a negative contribution to the conservation area, detracting from the street scene. As such the principle of demolition is considered to be acceptable subject to an appropriate replacement scheme

Principle of the development

Residential Use

- 6.2 The proposal provides 9 residential units. The principle of housing is supported by the National Planning Policy Framework (NPPF) 2012 chapter 6 Delivering a wide choice of quality homes, London Plan 2011 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the new draft plan figure alterations to the London plan (FALP), the 2015 target is increased to 15,019 (1,502 per year). In addition the site is surrounded by residential uses and is within a broader residential context.
- 6.3 The proposed number of residential units on the site would therefore contribute to providing housing to assist in meeting this housing target.

Loss of Car Wash/MOT Centre

- 6.4 The loss of the existing car wash and MOT centre is a planning consideration and Local Plan Policy SP8 makes it clear that there is a presumption to support local employment and small sized businesses that require employment land and space. It is also important to note that draft DPD Policy DM40 (B) states that the Council will only consider the loss of employment land or floorspace is acceptable, subject to the new development proposal providing the maximum amount of replacement employment floorspace possible, as determined having regard to viability. Although only limited weight can be afforded to draft DPD DM policies given its current status which is early in the adoption process.
- 6.5 Furthermore saved UDP Policy EMP4 encourages the redevelopment of unallocated employment sites providing that: the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.
- 6.6 Although the above employment policies are not strictly related to the existing car wash/valet service (Use Class Sui Generis) as, in planning terms, as this use is not defined as an employment use in the same way as the uses that fall within the B Classes, the existing MOT/car repairs centre (Use Class B2) is protected by the above Policy and its loss is a fundamental planning consideration.
- 6.7 The applicant has confirmed that in relation to saved UDP Policy EMP4, the use of the land for a car wash and MOT/car repairs business is considered to no longer be appropriate or suitable on amenity grounds, given its location adjacent to residential properties and noise levels associated with the use. It is important

to note that the MOT/car repairs centre is currently vacant. Notwithstanding the above, Saved UDP Policy EMP6 states that the Council's preferred location for car repair, garage, car washes and other activities of a similar nature is within the Defined Employment Area. Given the site is located outside the Defined Employment Area, Officers consider the current use is inappropriate and its replacement with a more neighbourly use is considered appropriate in this instance.

New flexible Office/Retail/Restaurant Use

- 6.8 The scheme proposes flexible/retail/restaurant floorspace (Use Class B1/A1/A3) at basement and ground level and would comprise 209 sqm of floorspace and would create employment for approximately 11 to 17 members of staff, through a combination of full and part time roles. Accounting for the 3 people currently employed by the car wash and the 6 people that were previously employed by the MOT/car repairs, before it was vacated, this represents an increase of 2 to 8 FTE members of staff employed at the site. The proposed flexible use therefore satisfies the requirements of Policy EMP4, which requires the redevelopment of any employment generating land to retain or increase the number of jobs. There is also a requirement to replenish the existing level of employment floorspace. In this instance 315 sqm of employment floorspace is replaced by 209 sqm, where there is a loss of 106 sqm. Although there is a loss of employment floorspace, Officers consider the proposal to be acceptable for the reasons set out below.
- 6.9 The applicant has stated that a flexible commercial use is required for the space to be commercially attractive to a wide range of tenants, ensuring that the unit does not remain vacant for a sustained period of time. This position is supported by the applicants accompanying Marketing Report, prepared by Claridges, which concludes that whilst there is some demand for office floorspace within the area, this is limited and not guaranteed and stronger demand exists for retail and restaurant premises.
- 6.10 In this instance as there is a stronger demand for the retail and restaurant uses, the redevelopment of the site here would ensure an element of employment is re-provided. In addition although the retail unit here is outside the town centre designation, where local Plan Policy SP10 states that town centres are considered first for new retail development, a mixed-use development with flexible Office/Retail/Restaurant Use is considered acceptable. It is important to bear in mind that this section of Fortis Green while outside the confines of the town centre there are examples of parades here where there is commercial/ retail activity at ground floor level and as such is linked to the town centre.
- 6.11 In the event that the flexible floorspace is occupied for office use (B1), this would be supported by development plan policy. The provision of office space will help achieve the objectives of Local Plan SP8, as it will ensure the availability in this part of Fortis Green of flexible workspace that would be attractive to small sized

enterprises. Officers consider the new flexible commercial floorspace will enable the development to have an active frontage following a similar pattern of development in the area and add to the vitality and vibrancy of this section of Fortis Green in accordance with the above policies.

- 6.12 Therefore the principle of development is considered to be acceptable, subject to other detailed considerations.

Character and appearance of the conservation area and Design

- 6.13 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

- 6.14 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 6.15 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand

and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.16 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.17 Policy 7.8 of the London Plan (LP) (2015) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area. Draft DM Policy DM9 continues this approach.
- 6.18 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.
- 6.19 Objections have been received on the issue of design, scale, siting, context and the proposal being out of keeping with the character of the area. In this instance given the specific character of the site which would benefit from a greater sense of enclosure with a more substantial building, closer to the pavement edge and also given the characteristics of some of the existing neighbouring buildings which make a positive contribution to the character of the location, particularly immediate neighbours at nos. 111-113, the former police station and short row of shops beyond, the proposed replacement building is considered acceptable here. Whilst other buildings such as the Clissold Arms and former Alexandra Public Houses and neighbouring cottages, retain a lower, less urban presence, they still benefit from a good sense of enclosure.
- 6.20 The proposed development is acceptable in terms of its height and massing as the eaves heights of the main street facing building, the most crucial height in defining its impact on context, exactly matches the former police station, and it

steps down in height following the ridge height of the immediate neighbour at nos. 111 – 113. The mews houses would be substantially smaller in scale to the main street facing building and as such will not be overly bulky or out of scale in relation to the site and its surroundings. Officers consider the main street facing building with 'mews type' houses behind, is supported, consistent with neighbouring patterns of development such as the immediate neighbours at 111-113, the former police station at no. 115 and Fortis Green Cottages, behind the Alexandra Public House opposite.

- 6.21 The design of the street facing main building is a modern reinterpretation of an Arts & Crafts style that achieves harmony and elegance whilst maintaining a sense of informality taking reference from the former Police Station, as well as the Grade II Listed "The Gables" and "Birchwood Mansions" further East along Fortis Green. The asymmetric composition places a prominent, projecting, 3 storey gable towards the western end of the street elevation, similar to that of the former police station but better composed in terms of its fenestration with a wide shopfront window at ground floor level to tiny paired arrow slit windows high in the gable. Rather than the proposal attempting to imitate elements of the Arts and Craft and decorative detail found in the 19th and early 20th century buildings, it provides a minimalist style approach appropriate for a modern building. Notwithstanding this, the decorative brick panels particularly at first floor level adds to the buildings architectural richness and improves its elevational composition. The 'mews type' houses to the rear which would not be highly visible from the street, is of a similar language using minimalist, modernist detailing with a strong gable ended design which takes reference from the traditional archetypes of residential design.
- 6.22 The ground floor shop front which enables the development to have an active frontage although modern in style unlike the traditional shopfronts on the street, it would be sympathetic to the new main building.
- 6.23 The use of high quality materials is considered to be the key to ensuring that the resulting appearance of this scheme is of high quality and therefore a condition will be imposed seeking details and samples of all materials to be agreed prior to commencement of the development.
- 6.24 Overall the proposed development is acceptable due to its high quality design, massing, form and choice of materials of the proposed development are acceptable and sensitive to the visual amenity and character of the area.
- 6.25 From a conservation point of view, in the context of the recent case on Barnwell Manor to ensure the development preserves or enhances the character and appearance of the conservation area, the proposed development would not cause any harm and would enhance the character and appearance of the street at this location and the wider conservation area. There are also heritage benefits

of redeveloping this site which at present does not contribute to the conservation area. As such the proposal is acceptable in this instance.

Quality Review Panel

6.26 Haringey’s recently established Quality Review Panel (QRP) has considered the development proposals on 15th July 2015. The panel’s comments are reproduced in full in the appendices.

QRP Comments	Response
<i>Site Layout</i>	
<p>Whilst the development proposes relatively dense development of the site, the panel think the layout of the apartment block and mews is successful</p> <p>The main challenge that the tight layout presents is the distance between windows where the mews houses face apartments across a courtyard</p> <p>The distance between facades is slightly less than the minimum overlooking distances recommended by Haringey policy. However, the panel think this can be addressed through detailed design of windows.</p> <p>Where frosted glass is proposed, it should be possible to provide high level clear glass at high level to give views of the sky.</p>	<p>The density of the development is appropriate for the site and meets the density levels in the density Matrix of the London Plan</p> <p>Further design changes were made to address the privacy concerns</p>
<i>Architecture</i>	
<p>The mews houses promise robust, well-proportioned architecture, drawing inspiration from the character of buildings in the surrounding area, in simplified form.</p> <p>The panel would encourage the architects to explore similarly contextual contemporary architecture for the mansion</p>	<p>Noted</p> <p>Noted. Rather than the proposal attempting to imitate elements of the Arts and Craft and decorative detail found in</p>

<p>block on Fortis Green, rather than the historic pastiche currently proposed.</p> <p>It is more likely that a simplified architecture will be delivered to a high quality on site</p> <p>The panel thinks a more generous, thoughtfully detailed entrance from Fortis Green could enhance both the architecture and the arrival experience for residents.</p> <p>One option would be to create a generous entrance hall, which celebrates the design of the apartment staircase, and also gives access to the courtyard.</p> <p>Careful integration of signage for the commercial unit will also be important to the quality of the development at street level on Fortis Green</p>	<p>the 19th and early 20th century buildings, it has been amended to provide a minimalist style approach interpretation of Arts and Crafts style in response to QRP comments.</p> <p>Noted. A more generous entrance is now proposed from Fortis Green, which enhance the architecture</p> <p>Noted</p>
<p><i>Landscape design</i></p>	
<p>The landscape design of the courtyard requires further thought, to maximise its quality and value for residents.</p> <p>This work should include explorations of ways in which the car park ramp can be screened from view, either by fully enclosing it, or screening it with a pergola.</p> <p>It may be that this relatively small space, providing access to 4 mews houses, as well as the apartments, would be most successful as a predominantly hard landscape.</p> <p>The panel also think the building line should follow the site boundary to the east, to avoid leaving a slither of planting that no one maintains.</p>	<p>Noted. The landscape design of the courtyard has been amended.</p> <p>The final details of the landscaping will be secured by condition.</p> <p>Noted. This has been addressed to avoid leaving a slither of planting that no one maintains</p>

<p>SUMMARY</p>	<p>The Quality Review Panel supports the layout and massing of development proposed for this site, providing apartments on Fortis Green, with commercial use at ground level and mews houses accessed via a shared courtyard. The panel also welcomes the simple, elegantly proportioned design of the Mews Houses, with textured brick providing subtle decoration. The apartments on Fortis Green are intended as a pastiche of nearby Arts and Crafts mansion blocks. The panel think a simpler approach would be more successful. There is also scope to improve the landscape design of the courtyard, and minimise the impact of the car park ramp. More detailed comments are provided below on the site layout, architecture and landscape design.</p>

Density

- 6.27 The density of a proposed development is relevant to whether the amount of development proposed is appropriate for a site. This is also dependent on the sites location and accessibility to local transport services. Local Plan Policy SP2 states that new residential development proposals should meet the density levels in the density Matrix of the London Plan. Furthermore, objections have been received from local residents that the proposal would represent a gross overdevelopment on the site. The density proposed is considered to be in the 'urban' context and has a PTAL of 2, thus development should be within the density range of 200 to 450 habitable room per hectare (hr/ha). The proposed development in terms of units per hectare is 113 and in terms of habitable rooms is 425 hr/ha, which is consistent with the London Plan Density Matrix for urban locations with a PTAL of 2. Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

Impact on the amenity of adjoining occupiers

- 6.28 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy

overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

Daylight, sunlight and overshadowing

- 6.29 The applicant has submitted a Daylight, Sunlight Study in line with Building Research Establishment (BRE) 2011 guidelines, British Standard BS 8206:2008 Lightings for buildings and Planning Practice Guidance (2014) – Design. Daylight is measured by Vertical Sky Component (VSC) whereas the acceptable level of sunlight is calculated by Annual Probable Sunlight Hours (APSH), The BRE Report suggest a VSC of 27% or more should be achieved if a room is to be adequately day lit. In terms of sunlight, the acceptability criteria are greater than 25% for the whole year or more than 5% between 21st September and 21st March. Only the existing habitable rooms of the neighbouring buildings are considered for the purpose of the BRE calculation.
- 6.30 The applicants daylight and sunlight report provides analysis on the loss of daylight and sunlight to windows of neighbouring properties and loss of sunlight to gardens and open spaces to the proposal and neighbouring sites (dated April 2016). This analysis was updated in response to the comments received from local residents and a further detailed assessment of 111-113 Fortis Green was also included.
- 6.31 Specific concerns have been raised that the proposed development would have an adverse impact on the amenity to namely Bomarsund (94 Fortis Green and 6 and 7 Fortis Green Cottages), properties on Annington Road, 111A Fortis Green and 111-113 Fortis Green in terms of daylight/sunlight and overshadowing. A consultant has produced a daylight/sunlight report to support this objection. This revised study demonstrates that there would be some loss of daylight to the bedroom windows of the immediate neighbour at no. 111-113, to the window of the mews house behind at no. 111a and the former Alexandra Public House after implementing this scheme. As however explained below the reductions in daylight/sunlight to the windows in questions, are within levels deemed acceptable and that good levels of light will still be received.
- 6.32 Officers would highlight that the test here is whether as a result of the development there would be adverse infringements on the daylight/ sunlight or unacceptable increase in overshadowing taking into account BRE guidance
- 6.33 The immediate neighbour at 111-113 has six windows which are non habitable rooms, two are to large rooms with other windows where the total level of daylight would remain acceptable and the remaining 2 serve bedrooms on ground and first floor level. However they are large windows and the report demonstrates that their No Sky Line (NSL) values would remain acceptable.

- 6.34 The other property that was tested in both the original and revised studies, is no. 111A Fortis Green, the mews house behind 111- 113, to the south-east of the site, directly to the east of the proposed mews houses. Officers consider that the property is in a backland mews type of site that must expect to have compromised levels of daylight.
- 6.35 The former Alexandra Public House was assessed to not have any noticeable effect on its daylight as a result of the proposed development and this assessment remains unchanged in the updated report. The four windows affected would have a minor but noticeable loss of VSC, but they are not the only windows to serve these rooms; ; mean values of VSC across all windows for each room could show the proposals were acceptable
- 6.36 No other windows to properties close to the application site are assessed as having any noticeable or significant loss of daylight due to the proposed development, and no windows to neighbouring properties or neighbouring external amenity spaces are assessed as having any noticeable or significant loss of sunlight. This was the consistent result in both the 1st and 2nd report. Furthermore, regarding the additional windows tested to Bomarsund and Annington Road, officers are satisfied that they have shown these windows would also not experience an unacceptable loss of daylight or sunlight
- 6.37 In conclusion despite the concerns raised by the neighbours, taking account of the room arrangements to these properties existing levels of light to the windows in question it can be demonstrated that the development does not cause any breaches of BRE guidelines.
- 6.38 It is important to note that the daylight and sunlight results also demonstrates that the outdoor amenity area within the proposed development would receive levels of sunlight commensurate with neighbouring buildings.
- 6.39 The proposed development is therefore considered acceptable and within the guidelines of BRE.

Privacy and overlooking

- 6.40 Concerns have been raised that the proposed mews development would result in loss of privacy/overlooking issues in particularly to the properties on Annington Road which back onto the site. Officers consider however that given the 18m distance between the rear wall of the properties in question and that of the proposed mews houses, the proposed development would not cause any material loss of amenity, in terms of overlooking and loss of privacy. Given also

innovative design measures on the rear facade of the mews development is proposed, namely; privacy screens, windows with externally fixed horizontal timber privacy louvres and opaque glass windows, these measures will ensure that none of the windows face out directly onto the adjoining properties.

- 6.41 Within the development itself, there is a separation distance of 11.2m between the proposed main street facing building and rear mews houses, the provision of obscured glass and innovatively designed windows ensures that there is no direct loss of privacy/overlooking. This is considered acceptable for a mews style development.

Noise and disturbance

- 6.42 In terms of noise and disturbance due to the loss of the car wash/valeting service and MOT/Car Repair Centre, noise levels and air quality would be significantly improved.
- 6.43 To conclude the proposed development has taken careful consideration of its layout, form and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 Policy 7.6 and policy UD3 of the UDP and draft DM Policy DM1.

Residential Mix and Quality of Accommodation

- 6.44 London Plan policy 3.8 highlights that new developments should offer a range of housing choices in terms of the mix of housing sizes and types. Local Plan policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range of dwelling types and sizes to meet local housing requirements and draft DPD Policy DM11 reinforces this approach. London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality and draft DPD Policy DM12 reinforces this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.45 The proposed development provides 2 x 1 bed/2 person, 2 x 2 bed/3 person and 5 x 3 bed/5 person units. Officers consider that the mix proposed is acceptable as it would include a range of 1, 2 and 3 bedroom units.
- 6.46 The size of each unit meets or exceeds the minimum standards as set out in table 3.3 of Policy 3.5 of the proposed minor alterations to the London Plan (MALP) 2016. The minimum standards prescribed for individual rooms also conform comfortably with these standards. All of the units are well proportioned and laid out with adequate levels of daylight/sunlight, and provide an acceptable

level of amenity for future occupiers of a development within an urban setting. Whilst some of the accommodation of the mews houses is at basement level, their living rooms would have sufficient external ventilation and light via the individual lightwells and private garden. It is accepted that given that the private garden is enclosed it would not receive a large amount of natural light due to both orientation and siting, however this area is both private and useable and is, on balance, considered acceptable. The first and second floor flats with the exception of the third floor flat of the main street facing building would benefit from private balconies. Both the occupiers of the flats and mews houses would also benefit from the private courtyard garden.

- 6.47 The overall layout and access arrangements to the scheme are also acceptable. The communal parts of the main street facing building is consistent throughout, and include a lift, providing access to all flats on all levels. Vehicles are all accommodated at basement level where the pedestrian entrance off the street would be clearly distinct from the vehicle access to the basement, avoiding pedestrian conflict with cars and the proposed refuse collection arrangement which has its own separate entrance. The entrance to the mews houses/flats of the street would be clearly distinct from the entrance to the commercial unit and the entrance to the flats on the upper floors to the rear is also separate. The refuse/recycling enclosure would have its own separate entrance. A secure cycle parking store is located either within the courtyard, basement or curtilage of the mews houses. The landscaping proposed between the blocks forms the frontage and approach to the mews houses, and a shared private communal garden for all the houses and flats. The landscaping allows the space to be divided up into areas clearly belonging to and providing additional privacy for the individual houses, and cleverly disguises the ramp down into the basement car park alongside a timber and wire pergolas providing a suitable setting for future occupants.
- 6.48 Overall the proposed scheme will provide an acceptable residential mix and provide an acceptable standard and layout of accommodation for its future occupants in accordance with London policy 3.8, policy 3.5, draft DPD Policy DM11, draft DPD Policy DM12, Local Plan Policy SP2 and The Mayor's Housing SPG.

Parking and highway safety

- 6.49 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.

- 6.50 The proposal includes 8 off-street parking spaces at basement level and 19 cycle parking spaces located either within the courtyard, basement or curtilage of the mews houses. Parking and congestion has been cited as a concern from neighbouring properties, the Council's Transportation Team has assessed the proposal and is satisfied with the level of parking provision for the residential element, alongside the cycle parking and flexible commercial aspect of the development which is unlikely to generate any significant residual car parking demand.
- 6.51 Notwithstanding the above provision, it is considered that the proposed development would not have any adverse impact on the surrounding highway network or significant increase on car parking demand in this location.
- 6.56 Details of a traffic management scheme and details of a Construction Management and Logistics Plan would be conditioned consistent with policy and the developer has agreed to secure towards £3000 per travel plan monitoring and offer free car club membership to all residents of the development for a period of the at least the first three years and include £50 car club credit for each unit, this will be secured by a S106 contribution. The developer has also agreed to secure £15,007 towards the reconstruction of the vehicular crossover and the reconstruction of the footways, towards consultation on the expansion of the CPZ

Basement

- 6.57 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. Saved Policy UD3 requires that there should be no significant adverse impact on other surrounding uses.
- 6.58 Draft DPD Policy DM18 ('Residential Basement Development and Light Wells') requires basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area; will not adversely impact the amenity of adjoining properties or the local natural and historic environment.
- 6.59 The scheme proposes excavation to provide a basement level to accommodate commercial floorspace, a basement car park and accommodation to serve the mews houses. Objections have been received on the issue of the basement development, Officers however consider the basement development to be acceptable as the Council's Building Control Officers have assessed the submitted Basement Impact Assessment prepared by Symmetrys Ltd Consulting Structural Engineers and are satisfied that the shallow basement which is about 3.5-4m below ground would not result in any structural problems. Furthermore, the ground falls to the south but is away from water courses and the fully

enclosed box structure whilst being close to neighbouring buildings would not be adversely affected by the proposal with minimal disturbance to existing adjacent foundations and services.

- 6.60 The structural integrity of the basements/ buildings would need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.
- 6.61 The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of works on site (including temporary works) are properly planned and carried out. In terms of the Party Wall Act any developer/ property owner wishing to excavate a basement must notify the adjoining owner with a description of the works and details of whether/how the neighbouring structures will be strengthened or safe guarded (i.e. when within 3m of a neighbouring structure and extends deeper than that structure's foundations; or within 6m of the neighbouring structure and to a depth below a line drawn down at 45 degrees from the underside of that structure). An adjoining owner can dispute the works and has the right to, amongst other things to require reasonable measures to be taken to protect their property from damage that is foreseeable.

Affordable Housing

- 6.62 In line with London Plan policies s 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:
- Achieving 20% affordable units on sites of 1 - 9 net units in line with Local Plan Policy SP2
 - Using a residual land value approach, with the difference in value of providing an affordable unit included, in order to establish a robust per unit contribution that reflects both the 20% requirement in the policy, and availability of the borough in line with the newly adopted Planning Obligations SPD (2014)
- 6.63 There is provision in the Council's adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.
- 6.64 In November 2014, a ministerial statement directed all councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale housebuilders. A judicial review of this decision by West Berkshire District Council and Reading Borough Council v Department for Communities and Local

Government [2015] EWHC 2222 (Admin) (31 July 2015), concluded that Local Authorities are legally permitted to return to implementing local policies setting thresholds for affordable housing requirements on proposed developments. However this decision was challenged and a court of appeal decision in May 2016 sets out that the issuing of the ministerial statement was not unlawful such is now back in force and prevents the seeking of affordable housing on sites of 10 units or less that have a floorspace of less than a 1000 sqm.

- 6.65 The applicant has submitted an economic viability assessment which sets out that the development cannot afford to provide any contribution towards affordable housing. An independent assessment of the viability assessment commissioned by the Council has verified this. This is principally because the residual value generated by the scheme falls below the benchmark land value (ie existing).
- 6.66 The applicant has accepted that a review mechanism be included in the S106, should the development not commence within 18 months of permission being granted. While it is acknowledged that there would be no contribution towards affordable housing, on balance, given the imposition of a review mechanism, it is considered acceptable.

Sustainability

- 6.67 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. Notwithstanding the above policy context, recent Government announcements have meant that Local Planning Authorities can no longer require developers to achieve the minimum Code requirements as this has now been absorbed within Building Regulations.
- 6.68 Details have been provided with the application to demonstrate that the scheme would achieve a minimum 35% reduction in carbon emission, through the use of passive design, renewable energy technologies (solar photovoltaic panels) and energy efficient measures, which have resulted in an improvement in the proposed energy performance of the building, compared to current (2013) Building Regulations, This is in line with London Plan Policy. A condition to ensure the units are constructed to meet London Plan Policy 5.2 is recommended, and would ensure the proposal accords with the above policies.
- 6.69 A further condition has been recommended by the Council's Commercial Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

Waste

- 6.70 It is considered that the details included with the application are sufficient to demonstrate that refuse and recycling can be adequately stored on the site.

Contamination

- 6.71 There has been some investigation below ground on site. The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, requires that conditions are included with regards to site investigation and remediation should it be required.
- 6.72 Therefore, the proposal, subject to a thorough site investigation and appropriate remediation, where required, is considered to be acceptable and appropriate for a residential development and is in general accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

Floodrisk and Drainage

- 6.73 Local Plan Policy SP5 and London Plan Policy 5.12 seek to address current and future flood issues and minimise risks in a sustainable and cost effective way.
- 6.75 London Plan Policy 5.13 sets out the drainage hierarchy for Sustainable Drainage Systems (SUDS) so greenfield run-off rates are achieved and that surface water run-off is managed as close to its source as possible:
1. store rainwater for later use;
 2. use infiltration techniques, such as porous surfaces in non-clay areas;
 3. attenuate rainwater in ponds or open water features for gradual release;
 - 4 attenuate rainwater by storing in tanks or sealed water features for gradual release;
 - 5 discharge rainwater direct to a watercourse;
 - 6 discharge rainwater to a surface water sewer/drain; and
 - 7 discharge rainwater to the combined sewer
- 6.76 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SUDS scheme for a site. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The SPG also advises that drainage designs incorporating SUDS measures should include details of how each SUDS feature,

and the scheme as a whole, will be managed and maintained throughout its lifetime.

- 6.77 The applicant has provided details of their proposed provisions for reducing surface water run-off in accordance with policy requirements. The Council's Drainage Engineer has assessed the proposal and is satisfied subject to conditions requiring a SUDS scheme be submitted for approval to ensure these provisions are implemented.
- 6.78 The proposal will therefore provide sustainable drainage and will not increase flood risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding

S106 Contribution

- 6.79 This application will be subject to a S106 legal agreement and the applicant has agreed to the following heads of terms:
- i. £3000 per travel plan monitoring and two years free membership to a local Car Club and £50 free credit per unit
 - ii. £15,007 secured by a S106 towards the reconstruction of the vehicular crossover and the reconstruction of the footways, towards consultation on the expansion of the CPZ
 - iii. A review mechanism should the development not be commenced within 18 months of the date of the grant of permission.
 - iv. Carbon off set contribution if required

Conclusion

- 6.80 The proposed development is acceptable because the scheme optimises the potential of the site for a high quality mixed use development taking account of the character of the surrounding area. The loss of the existing car wash/valeting service and MOT/Car Repair Centre is acceptable as it will be replaced by good quality residential accommodation, whilst contributing to the Borough's housing targets and the flexible commercial floorspace proposed would add to the vitality and vibrancy of this section of Fortis Green. The proposed development would create employment which replaces existing jobs. The proposed development would enhance the character and appearance of this part of the conservation area and therefore does not cause harm. In terms of impact on the residential amenity of neighbouring properties the proposal is acceptable and would not cause unacceptable overlooking or loss of privacy or sense of enclosure or affect daylight/ sunlight. The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space. The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.

6.81 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6.82 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £59,145.625 (1,375 sqm x £35 x 1.229) and the Haringey CIL charge will be £384,051.25 (1,375 sqm x £265 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s)

E 01, 02, 03, 04, A1 00, 01, 02 Rev A, 03, 04, 05, 06, A2 01, 02, 03, 04, 05, 06, 07, 08
A3 01, B1 01, A4 01, 02, DP 01

- Design and Access Statement prepared by Chassay + Last Architects dated December 2015
- Phase 1 and 2 Geo-Environmental Assessment Report prepared by BWB Consultancy dated October 2014
- Basement Impact Assessment prepared by Symmetrys Limited Consultancy dated December 2015
- Basement Impact Assessment Appendix D: Structural Calculations prepared by Symmetrys Limited Consulting Structural Engineers dated December 2015
- Arboricultural Impact Assessment prepared by Landmark Trees dated December 2015
- Statement of Community Involvement prepared by DP9 December 2015
- Sustainable Drainage Strategy prepared by Price & Myers dated December 2015
- Heritage Document prepared by Heritage Collective dated December 2015
- Sustainability Statement prepared by Price & Myers dated December 2015
- Transport Statement prepared by Transport Dynamics dated December 2015
- Energy Strategy Report prepared by Price and Myers dated December 2015
- Planning Statement prepared by DP9 dated December 2015
- Daylight, Sunlight & Overshadowing Report prepared by Point 2 Surveyors LLP dated December 2015

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

E 01, 02, 03, 04, A1 00, 01, 02 Rev A, 03, 04, 05, 06, A2 01, 02, 03, 04, 05, 06, 07, 08 A3 01, B1 01, A4 01, 02, DP 01

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- Energy Strategy Report prepared by Price and Myers dated December 2015
- Planning Statement prepared by DP9 dated December 2015
- Daylight, Sunlight & Overshadowing Report prepared by Point 2 Surveyors LLP dated December 2015

Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced.

Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers

5. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

6. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

7. The development shall then be constructed in strict accordance of the details set out in "Energy Strategy Report of 109 Fortis Green", date drafted - 12 April 2016, by Price and Myers. so approved, and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013. Design aspects includes:

- o U-values of 0.13 W/m²K on all external walls;
- o U-values of 1.2 W/m²K on all windows;
- o U-values of 0.13 W/m²K on the residential roofs;
- o Air Tightness of 3 m³/m²/h.

- A communal gas heating system has been proposed for the building containing the commercial unit and flats. This will serve all hot water and heating needs. The houses will all be heated with high efficiency gas boilers.

- Solar PV will be installed delivering 6.6kWp of power. This will be through 22no.s High Efficiency panels at an angle of 45 deg, SE facing.

All of this equipment and materials shall be maintained as such thereafter. Confirmation that these have been installed must be submitted to the local authority upon completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

8. The development shall then be constructed in strict accordance of the details set out in “Energy Strategy Report of 109 Fortis Green”, date drafted - 12 April 2016, by Price and Myers so approved, and shall provide evidence of the following to the local planning authority at least 6 months of completion on site for approval:

- A Site Waste Management Plan (SWMP) including a pre-refurbishment audit to determine how to maximise the recovery of materials from the refurbishment for subsequent high-grade/value applications and demonstration that these have been delivered;
- Contractors will show the site has registered with the Considerate Constructors scheme and followed best practice;
- All concrete, bricks and slate will be BES:6001 certified to ensure responsible sourcing;
- All timber used in construction will be FSC certified.
- The development has included at least two park bays designated EV recharging points.
- The development will include wildlife attracting measures such as bird boxes and log piles.

In the event that the development fails to deliver the required measures, a full schedule and costings of remedial works shall be submitted for our written approval. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

9. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

10. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Fortis Green Road, Fortis Green Avenue and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To minimise the impact of the proposed development to the local highways network during the construction phase of the development.

11. The applicant will be required to provide details of the traffic management scheme to facilitate access to the basement car parking; in addition the applicant will be required to provide details on how access will be controlled to the car park which must be by remote control.

Reason: To provide safe and quick access to the basement car park and to minimise any potential queuing on the public highways.

12. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 13 Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water are to be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality.

- 14 Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

- 15 No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan

- 17 Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the balcony shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

18. Before the first occupation of the development hereby permitted, windows in the proposed south elevation Block B (Houses) and proposed North elevation Block B (houses) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

19. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood

20. No development hereby approved in relation to the below elements shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewerage flooding, to ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact upon the community.

21. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use”.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no extensions or enlargement of the dwellings

hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £59,145.625 (1,375 sqm x £35 x 1.166) and the Haringey CIL charge will be ££384,051.25 (1,375 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Prior to demolition or refurbishment of existing buildings, an asbestos survey should be carried out to identify the location and type of

asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE :

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>The proposed site is located in an area with a low public transport accessibility level (PTAL 2) on Fortis Green (the A504) which links Fortis Green to Muswell Hill. The site is located on the border of the Muswell Hill Restricted Conversion area which is immediately to the east of the site. The Muswell Hill Restricted Conversion Area is an area which has been identified by the Councils saved UDP Policy HSG 11 as suffering from High Parking pressures. The site is also located on the edge of the Fortis Green Controlled Parking Zone (CPZ) which is to the west of the site, the Fortis Green CPZ operates Monday to Friday between the hours of 11am and 1pm, the primary purpose of the CPZ is to restrict commuter parking. The area to the east of the of the Fortis Green CPZ which includes that immediate area surrounding the site suffers from displaced commuter parking which has increased the on street car parking pressure.</p> <p>In assessing the impact of this development we have considered that the following regional and local policies apply: London Plan 2015 POLICY 6.13 PARKING The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use, hence maximum car parking standards as set out in Table 6.2 in the Parking Addendum to this chapter should be the basis for considering planning applications.</p> <p>6.42 Parking policy, whether in terms of levels of provision or regulation of on- or off-street parking, can have significant effects in influencing transport choices and addressing congestion. 6.42 also states "Transport Assessments and Travel Plans for major</p>	<p>Conditions recommended, informatives included, and S106 obligations sought as requested</p>

Stakeholder	Question/Comment	Response
	<p>developments should give details of propose measures to improve non-car based access, reduce parking and mitigate adverse transport impacts. They will be a key factor in helping boroughs assess development proposals and resultant levels of car parking.</p> <p>Table 6.1 also states “Sustainable residential travel should be encouraged through the promotion of car free development, the use of car clubs, flexible working and active travel (walking and cycling)</p> <p>Local Plan SP1 sets out the Councils aspiration for growth in the Borough to meet and exceed the target of providing 8,200 homes by 2011-2021 (820 homes per annum), “SP1 states the Council will focus growth in the most suitable location, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the Borough.</p> <p>SP4 Sets out Haringey’s aspiration for an environmentally sustainable borough and elaborates on the Council’s overall strategy for managing growth in Haringey with respect to Transport which includes “encourage development to use sustainable modes of travel by minimising car parking provision in new development; to increase cycle parking and encourage modal shift through travel planning and designing public realm to support non-car use.</p> <p>SP7 Transport (Delivering Regeneration and Access) seeks to located development in location with good access to public transport and so better integrate transport and land use planning. Adopting maximum car parking standards and “car-free” housing where feasible. 4.4.18 making private car more sustainable “for journeys where more sustainable travel option are not practical, car clubs and car share offer a alternative to privately owned cars.</p>	

Stakeholder	Question/Comment	Response
	<p>Saved UDP Policy M9, Car-Free Residential developments: This policy sets out the requirements for a carfree development, this is a development where the entire development will not have access to on street or off street car parking with the exception of disable car parking spaces which are normally require to be provided off street and is only for the use of wheel car units within the proposed development.</p> <p>The site is currently used as a car repair/ MOT car wash and valeting service of some 209 square metres, the applicant is proposing to redevelop the site to provide 9 residential units including (2x1 bed 2x 2bed and 5x 3 bed) and 209 square meters of (A1, A3, B1) with 8 car parking spaces in the basement of the proposed development.</p> <p>The applicant has provided trip generation forecast based on site obtained from the TAVL trip generation forecast database based on these site (Watson Hose & Havilland House and Winchester Mew) based on the above sites the residential aspect of the development would generate a total of 9 in/out persons trips (3 in/out car trips) during the AM peak hour and 8 in/out persons trips (2 in/out car trips) during the PM peak hour. The existing site generates a total of 50-60 vehicular trips on a weekday and 65-75 trips on a Saturday and Sunday. We have considered that the residential aspect of the development will generate fewer trips when compared to the existing car repairs/ car wash. As the site is not located in the restricted conversion area maximum car parking standard applies, as such the car parking provision of 8 car parking spaces for 9 residential units is considered acceptable give the high car parking demand in the area surrounding the site, it is to be noted that the Council is in the process of consulting on the implementation of a new controlled parking zone (CPZ) in the area surrounding the site, in relation to the nearby St Luke's hospital development. The area</p>	

Stakeholder	Question/Comment	Response
	<p>of the new CPZ will include the roads bounded by Fortes Green Road to the north and Woodside Avenue to the south, Park Land Walk and Muswell Hill Broadway to the east, and the existing Fortis Green CPZ to the west. In addition, we have consulted the resident to the north of Fortis Green Road on the possible of expanding the CPZ to cover their area in the future; we will therefore be seeking a finical contribution towards the consultation on the expansion of the CPZ to the north of Fortis Green Road. As the applicant is providing approximately 89% car parking provision on site we will require any approval to include a restriction on future resident’s ability to apply for any on street car parking permit under any current or future traffic management order in relation to parking in the local area surrounding the site.</p> <p>The development includes some 209 square metres of flexible (A1, A3, B1) space, the applicant transport consultant has not submitted any trip generation information on the proposed flexible space, however given that the site has and existing use as garage (car repair/ car wash) the cumulative trip generation of the C3 residential combined with that of the flexible commercial space is likely to generate less trips when compared to the existing use, resulting in a reduction in the number of vehicular trips generated by the development. The applicant has not proposed providing any car parking space for the flexible commercial space, in terms of the space some 209 square metres the use which would result is likely to result in generation the highest level of parking is that of the B1 use. The Council’s car parking standard requires B1 development located in an area with a low public transport accessibility level to provide a maximum of 1 car parking spaces per 600 square metres, which equates to 0.34 car parking spaces. In relation to the other uses A1 retail shop and A3 restaurants give the size of the development these uses are likely to generate trips from a local catchment area which are likely to be linked-trips by car or trips by</p>	

Stakeholder	Question/Comment	Response
	<p>sustainable modes of transport. We have therefore considered that the flexible commercial aspect of the development is unlikely to generate any significant residual car parking demand which would have and sever adverse impact on the local transportation and highways network.</p> <p>We agree with the applicants transport consultant assumption that given the combined size of the development (9 residential units and 209 square metre of commercial space) that the servicing requirement of the development will be low, and will be a maximum of 4 deliveries per day.</p> <p>The applicant is proposing to provide a total of 19 secured sheltered cycle parking space, the cycle parking will be provide within the basement for the flats all the houses will have dedicated cycle parking within the cartilage of the individual properties, the cycle parking provision is considered accessible and is in line with the London Plan (FALP 2015).</p> <p>The proposed car parking which is located within the basement of the development will be accessed via a 3 metre wide ramp, the ramp will not be able to facilitate two-way movement simultaneously, the applicant is proposing to implement a traffic management system, this must give priority to vehicles exiting off the highways network, in addition the proposed gates must be remote controlled, in order to reduce the dwelling time on the public highways. The access to the site will require the construction of the vehicular crossover and the reconstruction of the existing crossover to footways we will require the applicant to enter into a S.278 agreement for the reconstruction of the footways and the implementation of the new vehicular crossover.</p>	

Stakeholder	Question/Comment	Response
	<p>Reason: To mitigate the parking demand generated by this development proposal on the local highway network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network.</p> <p>1) The applicant will contribute by-way of a S.106/ S.278 agreement of Sum of 15,007 (fifteen thousand and seven pounds)</p> <p>a) The development will require the reconstruction of the vehicular crossover and the reconstruction of the footways as per Drawing No: FGH P A1 02, the cost of undertaking the works have been estimated at £7, 007,</p> <p>b) The applicant will be required to contribute a sum of £8,000 (eight thousand pounds) towards consultation on the expansion of the CPZ.</p> <p>2) A residential plan must be secured by the S.106 agreement, as part of the travel plans, the following measures must be included in order to maximise the use of public transport.</p> <p>a) The applicant must submit a mini-Travel Plan for each aspect of the Development and appoint a travel plan co-ordinator for the development to monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Councils transportation planning team.</p> <p>c) Establishment or operation of a car club scheme, which includes at least 1 cars. The developer must offer free membership to all residents of the development for at least the first 3 years, and £50 (fifty pounds) car club credit for each unit, evidence of which must be submitted to the Transportation planning team.</p> <p>d) The developer is required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans;</p>	

Stakeholder	Question/Comment	Response
	<p>this must be secured by S.106 agreement.</p> <p>e) To provide Cycle parking in line with the 2015 London Plan (19 secure sheltered cycle parking spaces in total). Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>Conditions:</p> <p>1) The applicant will be required to provide details of the traffic management scheme to facilitate access to the basement car parking; in addition the applicant will be required to provide details on how access will be controlled to the car park which must be by remote control.</p> <p>Reason: To provide safe and quick access to the basement car park and to minimise any potential queuing on the public highways.</p> <p>2) The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Fortis Green Road, Fortis Green Avenue and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.</p> <p>Reason: To minimise the impact of the proposed development to the local highways network during the construction phase of the development.</p>	

Stakeholder	Question/Comment	Response
<p>Conservation Officer</p>	<p>Background: The site falls within the Fortis Green Conservation Area. The applicant has submitted a Heritage Statement as part of the application in addition to plans and elevations. I have reviewed these from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council’s statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have also been involved in pre-application discussions and site meetings with the applicant.</p> <p>Site significance: This part of the conservation area is characterised by suburban and quiet residential streets with Edwardian terraces and Arts and Crafts style houses. At present the site is occupied by single storey warehouses. These are unkempt and do not contribute to the significance of the conservation area.</p> <p>COMMENTS Proposal for demolition of shop front to the front: The contribution of the existing buildings is considered to be negative. As such there would be no objections to the proposed demolition.</p> <p>New development: The scheme proposes a three storey block fronting Fortis Green with a landscaped courtyard to rear and a group of townhouse terrace. From a conservation point of view, the new development fronting Fortis Green would be considered a significant improvement to the character and appearance of the conservation area and would be acceptable in principle. However, it is considered that the front block could have been designed in a more contemporary manner so that there was architectural unity with the proposed terrace to the rear. The new block appears to be a half hearted attempt to interpret the Arts and Crafts details in</p>	<p>Noted</p>

Stakeholder	Question/Comment	Response
<p>Pollution Officer</p>	<p>a contemporary manner. Notwithstanding that, the proposed development would be considered to be an enhancement to the conservation area and would accord with the Council's statutory duty. The terrace to the rear is considered to be modern and contemporary, reflecting the prevalent London vernacular in a historic context. This part of the scheme would also enhance the conservation area and its setting and would be acceptable.</p> <p>CONCLUSION As per the Council's statutory duty and in context of the Barnwell Manor case, it is considered that the proposed works would not cause some harm to the conservation area and would enhance it. There are heritage benefits of redeveloping this site which at present does not contribute to the conservation area. As such, the proposal is acceptable with the following condition:</p> <p>1. All materials including external cladding, metal and any masonry should be submitted to the Council for approval.</p> <p>Contaminated land: (CON2) A site investigation has determined that there are elevated levels of lead and Hydrocarbon in the made ground. Underground storage tanks and associated pipework remain in situ. Ground gas monitoring has determined the site to be classified as CS2. However the redevelopment proposal contains basement areas, thus the contamination will be removed from the site. Excavation and removal offsite of the contaminated material is remediation works. Verification will be required; therefore I recommend the following condition;</p> <p>CON2 :</p>	<p>Conditions recommended, informatives included</p>

Stakeholder	Question/Comment	Response
	<p>Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Combustion and Energy Plant: Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water are to be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh. Reason: To protect local air quality.</p> <p>Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B. Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.</p> <p>Management and Control of Dust: No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.</p>	

Stakeholder	Question/Comment	Response
<p data-bbox="186 1182 550 1252">Waste Management Team</p> <p data-bbox="186 1328 411 1365">Design Officer</p>	<p data-bbox="667 235 1383 305">Energy Strategy report and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013;</p> <ul style="list-style-type: none"> <li data-bbox="621 318 1383 428">- Planning condition to ensure the development is in strict accordance with the details of the submitted Sustainability statement and shall provide the following evidence; <ul style="list-style-type: none"> <li data-bbox="716 480 1383 711">○ A Site Waste Management Plan (SWMP) including a pre-refurbishment audit to determine how to maximise the recovery of materials from the refurbishment for subsequent high-grade/value applications and demonstration that these have been delivered; <li data-bbox="716 727 1383 837">○ Contractors will show the site has registered with the Considerate Constructors scheme and followed best practice; <li data-bbox="716 854 1383 924">○ All concrete, bricks and slate will be BES:6001 certified to ensure responsible sourcing; <li data-bbox="716 940 1383 961">○ All timber used in construction will be FSC certified. <li data-bbox="716 977 1383 1047">○ The development has included at least two park bays designated EV recharging points. <li data-bbox="716 1063 1383 1133">○ The development will include wildlife attracting measures such as bird boxes and log piles <p data-bbox="571 1162 1383 1232">The Waste Management team raise no objection to the revised ground floor plan (FGH P A1 02A) and waste collection strategy</p> <p data-bbox="571 1268 1383 1365">I have been asked to; a) comment on the applicants' Daylight and Sunlight Assessment for their proposals; and b) comment generally on the design.</p>	<p data-bbox="1409 1198 1913 1263">Ground floor plan updated and conditions recommended,</p> <p data-bbox="1409 1304 1486 1325">Noted</p>

Stakeholder	Question/Comment	Response
	<p>Daylight and Sunlight Assessment</p> <p>The applicants' consultants Point 2 Surveyors LLP have prepared a daylight and sunlight assessment of the proposals, assessing the loss of daylight and sunlight to windows of neighbouring properties and loss of sunlight to gardens and open spaces to the proposal and neighbouring sites (dated December 2015). Following earlier comments, their report has been updated (dated April 2016), to include additional information to enable a full check on the report and more detailed analysis of certain neighbouring properties.</p> <p>Their report has been prepared fully in accordance with the BRE guidance "Site Layout Planning for Daylight and Sunlight – A guide to good practice" (Littlefair, 2011). In particular the report has been updated with information provided on window numbering and room use in the former Alexandra Public House (directly opposite and to the north of the site), no. 111-113 (immediately to the east of the application site) and no 111A. In addition, following information from residents, analysis has been done to recent extensions to Bomarsund (nos. 6 & 7 Fortis Green Cottages, including its conversion of and extension into the former shop at no. 94 Fortis Green, all opposite the application property to the west of the Alexandra, to the north-west of the application site) and to no. 6 Annington Road (to the south of the application property, where a rear single storey extension comes closer to the boundary).</p> <p>The 1st report indicated that 10 windows in 111-113, particularly those facing the application site and particularly those on the ground floor, would lose daylight, by Vertical Sky Component (VSC), to an unacceptable degree. The revised study finds that six of those windows were not to habitable rooms, two are to large rooms with other windows so that those rooms' total level of daylight would remain</p>	

Stakeholder	Question/Comment	Response
	<p>acceptable. The remaining two are to bedrooms; one on the ground floor and one on the first. However they are large windows and the applicants' report shows that their No Sky Line (NSL) values would remain acceptable. In my view the loss of daylight to these rooms is further justifiable given that the conversion of this property was, I believe, by permitted development; the planning authority did not therefore have an opportunity to check whether that proposed conversion (to 111-113) would produce adequate daylighting levels, both as the site conditions then and under the reasonable expectation that a street-lining development would be likely on the site of this application.</p> <p>The other property that would have a significant loss of daylight from the application proposal, as assessed in both the original and revised studies, is no. 111A Fortis Green, the mews house behind 111- 113, to the south-east of the application site, directly to the east of the proposed mews houses in this application. Both studies assess that just one window would be significantly affected; the references added to the revised study show it is a ground floor window in the single-storey, slightly-recessed, lean-to element to its side, right beside the application site. The size and function of the room lit by this window remains unknown. However only the VSC reduction exceeds the BRE standard; due to the size of the window the NSL suggests daylight levels would be unchanged. My assessment is that the property is in a backland mews type of site that must expect to have compromised levels of daylight, but that only one window would be adversely affected, and only on one measurement, in the absence of knowledge of its use and given that all other windows in the house are not affected, the loss is not unreasonable.</p> <p>In the original report only one other property was assessed to</p>	

Stakeholder	Question/Comment	Response
	<p>have any noticeable effect on its daylight as a result of the application proposals, the former Alexandra Public House, and the assessment of this property is unchanged in the updated report. The four windows affected would have a minor but noticeable loss of VSC, but they are not the only windows to serve these rooms; mean values of VSC across all windows for each room could show the proposals were acceptable, but I am prepared to accept that is likely to be the case, especially as the NSL is unchanged. It is also significant to me that the planning authority refused planning permission for conversion of the pub to residential, which was only allowed on appeal. It is not reasonable to expect high residential amenity standards on the ground floor of properties that push up to the edge of the pavement, which is one reason why non residential uses are preferred in such locations.</p> <p>No other windows to properties close to the application site are assessed as having any noticeable or significant loss of daylight due to the proposed development, and no windows to neighbouring properties or neighbouring external amenity spaces are assessed as having any noticeable or significant loss of sunlight. This was the consistent result in both the 1st and 2nd reports and I can see no reason to doubt these conclusions. Furthermore, regarding the additional windows tested to Bomarsund and 6 Annington Road, I am satisfied that they have shown these windows would also not experience an unacceptable loss of daylight or sunlight.</p> <p>Design Comments In my view the proposals are broadly acceptable and a good design response to a sensitive site. The location is in the Fortis Green Conservation Area and at a distinctive section of Fortis Green (the street) where the pattern of uses and urban form give it the feeling of being a “village centre”. There are</p>	

Stakeholder	Question/Comment	Response
	<p>several retail and other public facing non residential uses in the immediate vicinity, contrasting sharply with the overwhelmingly residential surrounding area, and making the street active and vibrant, so it is important and to be welcomed that the proposal includes employment use with active frontage covering the majority of the street frontage.</p> <p>Furthermore, the urban form is broken into a series of disparate buildings and small blocks, contrasting with the long terraces, repeating detached or semi-detached houses or larger flatted blocks of the surroundings. There are a variety of relationships to the street at this node point but many buildings are pushed up to or close to the pavement edge creating sense of urban enclosure, adding in physical form to the sense of a village centre. The main, street facing element of the proposal is not so large as to be out of scale with these buildings, in my view it is of slightly smaller scale than the next-door-but-one former police station building, the largest existing building within this notional village centre, and therefore contributes to reinforcing this distinct local node of activity and active urban form.</p> <p>The existing site, along with a couple of other sites in this village centre, whilst providing active non residential use, undermine the sense of enclosure of Fortis Green and the village centre in particular, with large hard paved forecourts and low single storey buildings. Therefore I welcome the proposal for providing a greater sense of enclosure with a more substantial building, closer to the pavement edge. This is characteristic of some of the existing neighbouring buildings that I contend make a positive contribution to the character of the location, particularly immediate neighbour at nos. 111-113, the former police station and short row of shops beyond; although other older buildings, such as the Clissold Arms and former Alexandra public houses and neighbouring</p>	

Stakeholder	Question/Comment	Response
	<p>cottages, retain a lower, less urban presence, yet with still a good sense of enclosure. The Fortis Green village centre can therefore be characterised as being made up of built form of three different characters; urban scale 2-4 storey buildings providing a good sense of enclosure, “cottagey” 2 storey buildings that still provide a decent sense of enclosure, and shed-and-yard scale buildings and spaces that provide a poor sense of enclosure. The main, street facing element of the proposal can therefore be described as replacing a site of poor character with a building of more appropriate character.</p> <p>The existing use of the site, for open-air car washing, causes significant disturbance, noise and pollution to surrounding residents. Therefore the proposed replacement non residential use of business or office (flexible, classes A1/A3/B1) units will be less of a disturbance to the neighbourhood.</p> <p>The overall plan and massing is of a larger 2-3 storey-with-inhabited-roof building, of a single, composed design, on the main road frontage and somewhat smaller, but also 2-storey-with-inhabited-roof mews style houses, designed as four repeating but individual elements. The basic formal move of street facing building with “mews” space behind and mews facing buildings facing that is consistent with other neighbouring development patterns including immediate neighbour nos. 111-113, its other neighbour the former police station at no. 115 and Fortis Green Cottages, behind the Alexandra Public House opposite.</p> <p>The height, bulk and scale of both the street facing “main” building and mews houses behind are both towards the higher end of neighbouring precedent but this is appropriate in view of the greater density of contemporary development, at a time</p>	

Stakeholder	Question/Comment	Response
	<p>of unprecedented housing need and house prices at this stage in London's development, a very different social context to that when existing neighbours were built.</p> <p>The design of the street facing main building is of a "stripped back", modern reinterpretation of an Arts & Crafts or "English Free Style", composed but asymmetric design that achieves harmony and elegance whilst maintaining a sense of informality; in this it references the former Police Station, a classic of its type of police stations by former Norman Shaw collaborator John Dixon Butler for the Metropolitan Police, around the end of the 19th and beginning of the 20th century, as well as the Grade II Listed "The Gables" and "Birchwood Mansions" further East along Fortis Green; very distinctive "Arts and Crafts" or "Jugendstil" inspired blocks of private flats, dating from 1907, by Herbert and William Collins architects.</p> <p>The asymmetric composition places a prominent, projecting, 3 storey gable towards the western end of the street elevation, reminiscent of that in the former police station, but in my view better composed with window sizes diminishing with each floor from wide, shopfront style ground floor to tiny paired arrow slits high in the gable. Fenestration to either side and to the rear similarly grades with rising floors, with another distinctive feature being the projecting corner oriel window at its north-eastern corner, particularly referencing the Collins buildings. However the proposals do not attempt to imitate lost crafts and decorative detail as would be found in those 19th and early 20th century buildings, but details individual elements in a stripped, minimalist style appropriate for modern construction in contemporary materials.</p> <p>Decorative brick panels extend the apparent opening sizes, especially on the 1st floor, an important detail</p>	

Stakeholder	Question/Comment	Response
	<p>that adds to its architectural richness and improves the elevational composition. It would perhaps be preferable from an architectural composition point of view and to more accurately reference precedents, for the base to be more strongly emphasised and for gradation of floor heights from a higher ground floor to progressively lower floor to ceiling heights up the building. But that would be inconsistent with the proposed uses, of essentially equivalent importance of every floor, and the architectural manipulation of the fenestration proposed goes some way to achieve a gradation of floors and a balanced elevational composition.</p> <p>However, to be successful the proposal will have to be finely detailed, especially the projecting windows, lead clad dormers, and gable parapets and to use high quality materials, especially facing brick. These can be secured by condition. The remaining portion of the proposal is the terrace of “mews” style townhouses towards the back of the site. For these a similar language is proposed; of stripped-down, minimalist, modernist detailing to a strong, gable ended design that references traditional archetypes of residential design, but without obviously referencing local precedents. This is appropriate; the mews houses will not have a public face except in that they will be potentially glimpsed through the block entrance.</p> <p>Use of louvres and obscured glass to upper floor windows avoids these houses being either the source or victim of overlooking despite their proximity to the main building of this proposal and to existing neighbouring houses to the south and east. This does not mean though that habitable rooms on the upper floors lack any view out; 1st floor bedrooms have projecting oriel windows with clear glazing in one side to give controlled, angled long views that do not permit overlooking, whilst 2nd floor master bedrooms, in the roof, have</p>	

Stakeholder	Question/Comment	Response
	<p>terraces cleverly cut into the roof pitch, providing a private but open outlook and outdoor space.</p> <p>Extensive basements are proposed, not just for each block but generally under the whole site, with the car park under the private communal mews space and part of the main building, the rest of the main building including the ramp to the car park being underlain with further space for the commercial unit, and the mews houses dining kitchen and private rear gardens, all taking parts of a proposed site wide dig-out to basement level. Care will be required that construction methods are sound, but there is no history of significant basement construction or problems from that in the Fortis Green area of the borough (unlike for instance in Highgate). I am confident that the proposed basements to both the mews houses and commercial units will have adequate daylight and outlook as befits their proposed function.</p> <p>The landscaping between the blocks forms the frontage and approach to the mews houses, and a shared private communal garden for all the houses and flats. The proposed landscaping is more elaborate and lush than a simple mews court, but this allows the space to be divided up into areas clearly belonging to and providing additional privacy for the individual houses, and cleverly disguises the ramp down into the basement car park. The timber and wire pergolas allow landscaping to rise where that would otherwise be difficult, it being underlain with a basement (although the tree shown on their plans appears optimistic given this!). It is also to be welcomed that the prominent street tree in the pavement directly in front of the application site is to be retained and protected, including retreating the basement commercial space from the root protection zone.</p>	

Stakeholder	Question/Comment	Response
<p>EXTERNAL</p> <p>Thames Water</p>	<p>Waste Comments</p> <p>Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p> <p>'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.</p> <p>Permit enquiries should be directed to Thames Water's Risk</p>	<p>Informatives included</p>

Stakeholder	Question/Comment	Response
	<p>Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.”</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. On the basis of information provided,</p>	

Stakeholder	Question/Comment	Response
<p>Environment Agency</p> <p>Transport for London (TFL)</p>	<p>Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>No objection</p> <p>Thank you for consulting Transport for London regarding the above mentioned application. Given that the site is not on Transport for London Road Network or Strategic Road Network, nor will it have any strategic implications on TfL's transport network, TfL have no comments regarding this application at this time.</p>	
<p>NEIGHBOURING PROPERTIES</p>	<ul style="list-style-type: none"> • Scale of the development • Parking pressure and congestion • Pedestrian safety • Lack of parking provision for the commercial element • The parking proposed for the scheme is insufficient • The area is already over-developed • The proposed roofline would overshadow the former Alexandra Pub and Denmark terrace opposite • Extent of basement development would cause structural problems • Significant excavation • Daylight/sunlight concerns to properties on Annington Road • Loss of sunlight to the property opposite at 	<p>Noted</p>

Stakeholder	Question/Comment	Response
	<p>Bomarsund</p> <ul style="list-style-type: none"> • Loss of light to 111a Fortis Green • Out of character with the surrounding properties • Overbearing due to its height and position on the pavement • Overshadowing impact • Overlooking/loss of light regardless of the privacy screens proposed 	

Appendix 2 Plans and Images

Location Plan





View of 109 Fortis Green, looking east the site



View of 109 Fortis Green, looking west the site



Three storey brick building (to the east side)



Existing Car wash on 109 Fortis Green



Existing passage to the rear of the site



Existing passage to the car wash



Existing Car wash on 109 Fortis Green



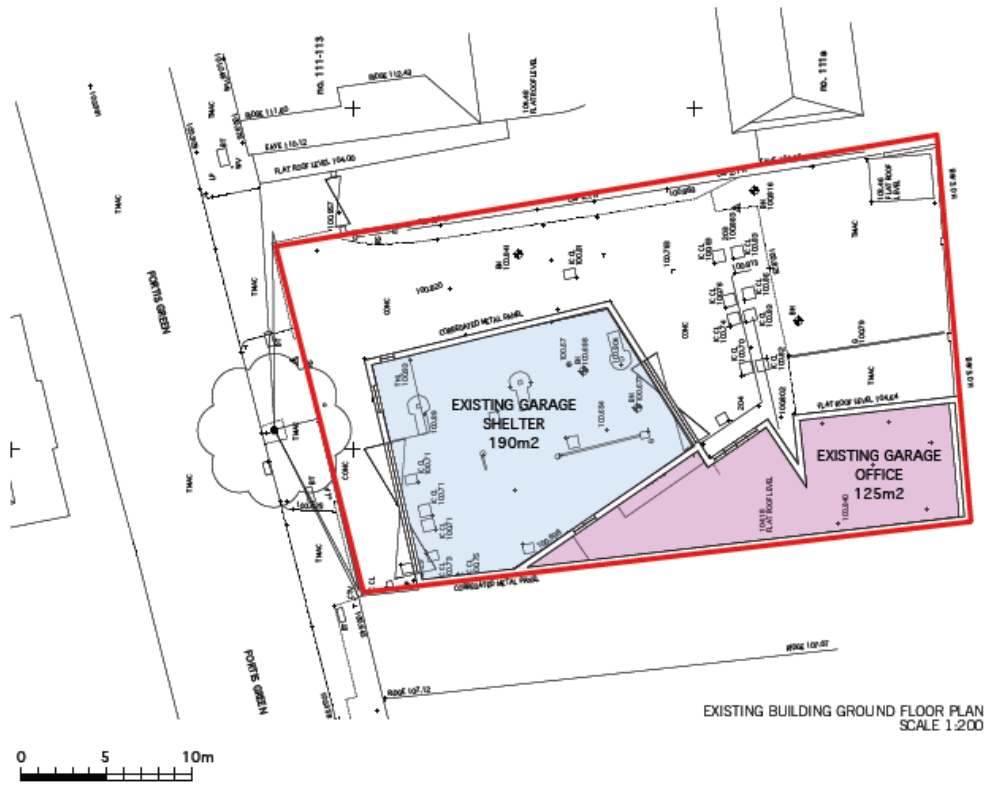
Commercial & Residential three storey dwellings on the east side

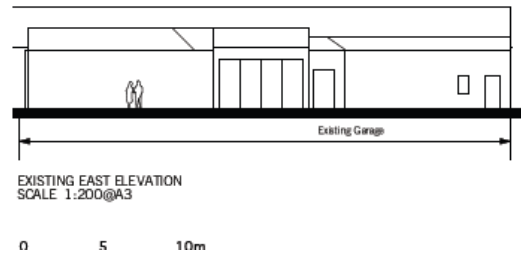
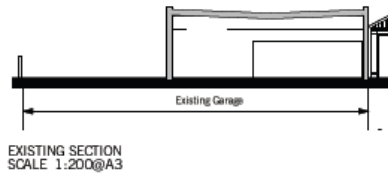


Single Storey Warehouse (to the west side)



The Clonsilla Arms Pub on the west side









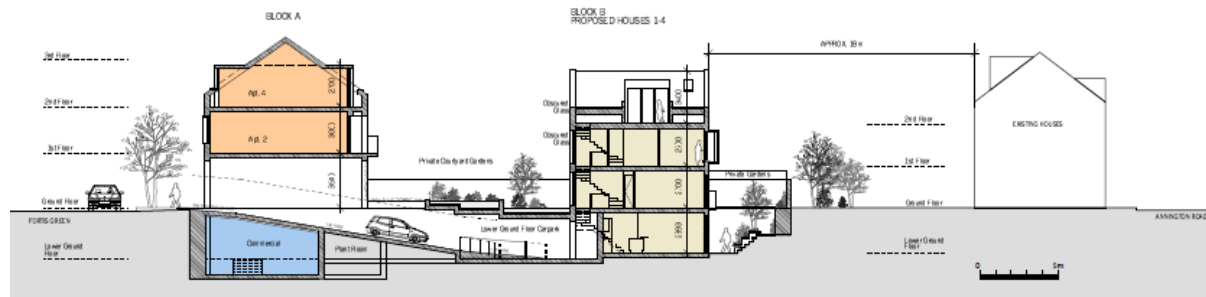


AY
R01110073

109 Fortis Green, London N2 9HR

Proposed North Elevation Block B (Houses) 1:100@A3

FGH P A2 05



HASSAY
LAST
R01110073

109 Fortis Green, London N2 9HR

Proposed Section AA 1:200 @ A3

FGH P A3 01



109 Fortis Green, London N2 9HR

Proposed South Elevation Block B (Houses) 1:100@A3

FGH P A2 06

Appendix 3 QRP Note

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London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: 109 Fortis Green

Wednesday 15 July 2015

River Park House, 225 High Road, London, N22 8HQ

Panel

Selina Mason (chair)
John Lyall

Attendees

Valerie Okeiyi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Deborah Denner	Frame Projects

Apologies / report copied to

Stephen Kelly	London Borough of Haringey
Emma Williamson	London Borough of Haringey
John McRory	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of Chair's Review Meeting
15 July 2015
HQRP10_109 Fortis Green

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1. Project name and site address

109 Fortis Green, London, N2 9HR

2. Presenting team

Malcolm Last	Chassay Last Architects
Maciej Gutowski	Chassay Last Architects
Karim Ayoub-Agha	KA Investments and Development Company Ltd
Liz Stephen	Heritage Collective
Rebecca Rogers	DP9 Ltd

4. Planning authority's views

Planning officers support the principle of residential led development of this site, but have been discussing a number of issues with the design team. Gym use is proposed for the ground floor accommodation on Fortis Green, whereas planning officers feel B1 or A3 use could be more appropriate. Officers asked the panel to comment on the density of development, particularly in relation to overlooking between the new apartment and mews houses.

5. Quality Review Panel's views

Summary

The Quality Review Panel supports the layout and massing of development proposed for this site, providing apartments on Fortis Green, with commercial use at ground level and mews houses accessed via a shared courtyard. The panel also welcomes the simple, elegantly proportioned design of the Mews Houses, with textured brick providing subtle decoration. The apartments on Fortis Green are intended as a pastiche of nearby Arts and Crafts mansion blocks. The panel think a simpler approach would be more successful. There is also scope to improve the landscape design of the courtyard, and minimise the impact of the car park ramp. More detailed comments are provided below on the site layout, architecture and landscape design.

Site layout

- Whilst the development proposes relatively dense development of the site, the panel think the layout of the apartment block and mews is successful.
- The main challenge that the tight layout presents is the distance between windows where the mews houses face apartments across a courtyard.
- The distance between facades is slightly less than the minimum overlooking distances recommended by Haringey policy. However, the panel think this can be addressed through detailed design of windows.

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- Where frosted glass is proposed, it should be possible to provide high level clear glass at high level to give views of the sky.

Architecture

- The mews houses promise robust, well-proportioned architecture, drawing inspiration from the character of buildings in the surrounding area, in simplified form.
- The panel would encourage the architects to explore similarly contextual contemporary architecture for the mansion block on Fortis Green, rather than the historic pastiche currently proposed.
- It is more likely that a simplified architecture will be delivered to a high quality on site.
- Entrances to both the flats and mews houses are via a narrow passage leading from a gate on Fortis Green to the courtyard.
- The panel thinks a more generous, thoughtfully detailed entrance from Fortis Green could enhance both the architecture and the arrival experience for residents.
- One option would be to create a generous entrance hall, which celebrates the design of the apartment staircase, and also gives access to the courtyard.
- Careful integration of signage for the commercial unit will also be important to the quality of the development at street level on Fortis Green.

Landscape design

- The landscape design of the courtyard requires further thought, to maximise its quality and value for residents.
- This work should include explorations of ways in which the car park ramp can be screened from view, either by fully enclosing it, or screening it with a pergola.
- It may be that this relatively small space, providing access to 4 mews houses, as well as the apartments, would be most successful as a predominantly hard landscape.
- The panel also think the building line should follow the site boundary to the east, to avoid leaving a slither of planting that no one maintains.

Next steps

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

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15 July 2015
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Planning Sub Committee 13th June 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/1667**Ward:** Highgate**Date received:** 05/06/2015**Last amended date:** 14/09/2015**Drawing number of plans:** Applicant's drawing No.(s) 755 LY 0X03 REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04 REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.**Address:** 3-5 Church Road N6 4QH**Proposal:** Construction of new 3rd floor (roof extension) to existing block of flats. New 3rd floor to accommodate 2 new one bedroom apartments. (AMENDED PLANS)**Applicant:** Holdhazel Ltd & Frank Collins Estate**Ownership:** Private**Officer contact:** Matthew Gunning

1.1 The application has been referred to the Planning Sub-Committee for a decision due to the amount of local objections.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design, siting and form of the roof extension is considered acceptable.
- The townscape and special character of Highgate conservation area is considered to be preserved and there is no harm.
- The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.
- The residential amenity of neighbouring properties would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight to neighbouring properties and gardens.
- The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.

2. RECOMMENDATION

2.1 GRANT PERMISSION subject to conditions and S106 Agreement

Conditions

- 1) Development begun no later than three years from date of decision;
- 2) In accordance with approved plans;
- 3) Materials submitted for approval;

- 4) Screening for refuse bins;
- 5) Central dish/aerial system;
- 6) Construction Management Plan.
- 7) Replacement windows.

Informatives

- 1) Naming and numbering;
- 2) CIL liability
- 3) Hours of construction;
- 4) Land ownership;
- 5) External Improvements

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION
- 8.0 APPENDICES:

Appendix 1: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for the construction of a new 3rd floor (roof extension) to this existing block of flats. The floor will accommodate 2 new one bedroom apartments. The application has been amended from that initially submitted, namely a screen has been introduced on the side of the roof terraces.

Site and Surroundings

- 3.2 The application site 3-5 Church Road, is a three storey detached block of six flats, with individual entrances to no. 3 and no. 5. The site is located on the southern side of Church Road between Talbot Road and North Road and falls within Highgate Conservation Area. The building is not listed and has limited architectural quality.
- 3.3 Church Road runs between North Hill and Archway Road, past All Saints Church that is described under Talbot Road. There are a limited number of buildings on the road including the building in question. There is a vicarage associated with the church near the junction with Archway Road, and there are views at the crossroads behind the terraces on Talbot Road. There is a less uniform arrangement along Church Road in comparison to neighbouring streets (i.e. Talbot Road). There are mature trees and vegetation within the gardens of many properties which lend a pleasant quality to the area.
- 3.4 Planning permission was granted in 2013 for a single storey dwelling house with a basement to the rear of 3-5 Church Road which is currently being built. It is accessed from the side of 5 Church Road, located adjacent to houses in Bramalea Close.

- 3.5 The site is surrounded by the gardens of 50-58 Talbot Road to the west which are two storey dwelling houses with a third floor in the roof. To the east is Health Clinic at the corner of Church Road and North Hill. To the rear and north of the property and rear of North Hill are two storey dwelling houses in Bramalea Close and the new dwelling house currently under construction. To the south, directly opposite are two storey 1930's dwelling houses, no. 4 -6 Church Road and 60 Talbot Road to the north east.

Relevant Planning and Enforcement history

- 3.6 HGY/2011/1809 GDT 15/11/11 Flat A 3 Church Road Erection of single storey rear extension, including replacement of ground floor windows in north east facing elevation

HGY/2013/1558 GDT 18/9/2013 Land rear of 5 Church Road Demolition of existing disused garages and erection of 1 x 2 storey house comprising 2 bedrooms at ground floor and basement level.

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

4.2 Residents and surrounding properties

3-9 Bramalea Close N6
Welfare Clinic, Church Road N6
44 Health Centre, North Hill
1,3,4,5,6 Church Road
48, 50, 52,54, Church Road
56 Talbot Road Flats 1,2,3,4,5,6,
3 Church Road, Flats A,B,C
5 Church Road, Flats A,B,C
1 Church Road Flat B, Upper floor, School

4.3 Amenity Groups

The Highgate Society
Highgate CAAC

4.4 Internal Consultees

Transportation
Cleansing
Housing Renewal
Conservation Officer

- 4.5 The following responses were received:

Internal:

LBH Conservation Officer –Raises no objection points out that “The additional floor would be discrete in appearance and as such I do not consider it to cause harm to any heritage assets. The architectural unity achieved by the proposed floor could be

further enhanced by altering the windows and making them uniform across the building. LBH Design Officer – Scheme discussed with and is supportive of”.

LBH Transportation Team: No objections raised. S 106 agreement required to ensure that the residential units are defined as “car free”. A Construction Management Plan also required.

LBH Waste Management - Adequate waste storage must be provided off the street.

External:

London Fire and emergency Planning Authority:- The Brigade is satisfied with the proposal for fire fighting access. The Authority recommends that sprinklers are considered for new developments and major alterations to existing premises.

Thames Water: No objections. Informative required to be attached:- Require that informative be attached to this planning permission. Aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 51 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application are as follows:

No of individual responses: 19

Objecting: 14

Supporting: None

5.2 The following local societies made representations:

The Highgate Society:

- Area is predominantly low to medium scale area. A 25% increase in height of a 3 storey block will not be in keeping with the area and will make the already unprepossessing building even more prominent and detract from the conservation area.
- Highcroft is the only four storey building within 50m of this building and prominence is not in keeping with surrounding buildings in this locality in the Conservation area. Drawings do not show its wider context and shows small houses of Bramalea Close looming large.
- The proposal will add to bulk and volume and be more significant visually from a wider area. The materials are inappropriate and bland design –grey metal cladding is not appropriate in a Conservation area.
- Two open topped bin enclosures will be visible from the public realm taking up significant part of the front garden of no. 5 Church Road. It will impact significantly on the amenity of the occupiers. The second bin enclosure is proposed on the drive way of 5a Church Road which is currently being built at the back of the site. This is on their property and will impede emergency access.

- Local residents have submitted strong objections both in the 'community involvement' report and to the adverse impact on their amenities from overlooking and reduction of daylight and sunlight.

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of Sunlight and Daylight from windows and gardens.
- 4 Church Road – In the winter the sun is very low and barely reaches over the building, if the roof is any higher, it could block the sun completely. It will cut out sunlight which shines on the front of our house into the garden causing shadow for most of the day in the winter month.
- 52, 54, 56 Talbot Road -The new roof breaches a 25 degree angle at a point 2ms from the ground level on the relevant elevation of the house and therefore unreasonably impinge on daylight, and sunlight. No 56 will have no sunlight in the garden and result in overshadowing.
- Sunlight to properties directly opposite will be reduced. The south facing windows and front garden of 4 Church Road will be completely deprived of sunlight during the winter months and the second floor windows will also be affected.
- Why has 21st March been used in the Sunlight/daylight study, as this discounts the winter days which would be most affected as the sun is at its lowest and shadows are the longest.
- Shadows will be more noticeable further up Talbot Road during the summer months.
- The report does not give a clear and full picture of the loss of daylight to the surrounding area.
- Loss of privacy and overlooking to properties at the rear of 3-5 Church Road-Bramalea Close.
- Loss of prospect and outlook.
- Additional height and bulk visually detrimental to the character and appearance of the conservation area.
- Four storey building is out of character with the surrounding buildings which are two /three storeys apart from Highcroft.
- Ugly design style and lacking in architectural merit.
- Noise and nuisance from garden terraces above bedrooms of top floor flats.
- Noise and nuisance from new flats above from inadequate soundproofing.
- Dustbin location in front garden of 5 and on access way of building to the rear of 5 Church Road. Will be highly visible and result in loss of amenity.
- Increased parking pressure.

5.4 The following issues raised are not material planning considerations:

- Impact on property values (Not a relevant planning issue).
- Noise and nuisance during construction (A construction plan must be submitted and hours of work to be restricted).
- Noise and disturbance following construction (Soundproofing is an issue dealt with under Building Control).
- Wear and tear during construction to building and drive and to residents properties and gardens (Planning has limited control over this issue)
- Loss of chimney – Applicants has agreed to retain it.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and impact on the character and appearance of the conservation area;
3. Impact on the amenity of adjoining occupiers; including sunlight and daylight
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Waste Management.

Principle of the development

6.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. An additional floor will be added to the three storey block of flats incorporating 2 x 1 bedroom flats. The principle of introducing two additional residential units at the site would be supported by the Council in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

Design and impact on the character and appearance of the conservation area

6.3 The application site falls within Highgate Conservation Area. The NPPF should be considered alongside with London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, and draft DM policies DM1 and which identifies that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.

6.4 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the conservation area.

Statutory test

6.5 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

6.6 *“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the*

character or appearance of that area.” Among the provisions referred to in subsection (2) are “*the planning Acts*”.

- 6.7 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that “*Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.*”
- 6.8 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.9 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given “*considerable importance and weight*” in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.10 3-5 Church Road was built in the 1950’s and is a detached three storey building with a flat roof with separate entrances to 3 and 5. The building is of limited architectural quality within the conservation area. The proposed 3rd floor roof structure, 2.7m high above the existing building, would be set in from the front and sides of the building (except for the part above the staircase core). The parts of the additional floor recessed along the frontage would be set back 1.4m.
- 6.11 While the proposed additional floor would be visible from the street and from neighbouring properties this must be considered in the context of the design, scale and form of the existing building, the character of the area and the quality of the

proposal. Within the broader locality there are buildings of comparable height (i.e. on North Hill and Archway Road).

- 6.12 The proposed top floor would be more lightweight in appearance than an extra floor build in masonry/ brick and would feature an entirely different treatment from the main form of the building. The new top floor would appear as a cap to this brick building and provide a unifying element at roof level. The additional floor would have a recessive relationship in relation to the floors below.
- 6.13 Highgate Society and residents have objected to the bulk, mass and height of the new roof extension within its surroundings. They are concerned that the increase in height in this location is incompatible with the scale and character and appearance of the conservation area.
- 6.14 Church Road is a connector road between North Road and Archway Road. Although there are two storey semi-detached properties on the opposite side and to the rear on Talbot Road and Bramalea Close, Church Road itself does not have a uniform character. Highcroft, a four storey building is located at one end of Church Road and a new high rise development is proposed at the Bishop Road, Archway Road junction. There is a church and nursery at the junction with Talbot Road and GP and Health Clinic at the junction with North Road. Given the varied character to this street and the manner in which this roof addition is designed the proposal would not be over dominant or create an oversized building.
- 6.15 Policy 7.6 of the London Plan, states that details and materials should compliment, not necessarily replicate, the local architectural character. The materials proposed have a modern finish in grey metal vertical seam cladding with dark grey window frames. In the interest of the appearance of the development and the effect on the area, the details of the materials to be used for the roof extension should be submitted for approval.
- 6.16 The proposal is considered to be in keeping with the proportions and the vertical and horizontal alignment of the windows below. The roof structure will not dominate the existing building and when viewed in the street, the eye will be drawn to the frontage of the building rather than the extra floor. Overall the roof form proposed here would be compatible with the proportions and size of the building and would not detract from the visual amenity of the area.
- 6.17 The development is deemed to be of an acceptable quality causing no harm to this part of the conservation area. The proposal is considered to preserve the setting of the conservation area. In this instance the introduction of a roof form is in part seen to improve the appearance of this building as will the measures to partly screen the refuse bins, as such representing a public benefit. Officers have asked that as part of the works to the site replacement windows of a common design, proportion, material and means of opening be provided (as per condition 7) to improve its external appearance and to achieve a more balanced appearance to this building.
- 6.18 The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology'.

Impact on the amenity of adjoining occupiers

- 6.19 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft Policy DM1 'Delivering High Quality Design' requires an appropriate protection of privacy to neighbouring properties.

Daylight, sunlight and overshadowing

- 6.20 Residents have raised issues in respect of loss of daylight, sunlight and overshadowing. No 54 and No 56 Talbot Road have raised concern that the 25 degree angle from the ground floor window, 2m above ground level has been breached. The ground floor windows of No 56 are however already breached by the existing building. It is important to bear in mind that the relevance of the 25 degree angle test, namely a trigger/ requirement under BRE's 'Site Layout Planning for Daylight and Sunlight' for further investigation to be carried out.
- 6.21 The applicant has submitted a Daylight, Sunlight and Shadowing Analysis report, comprising of the 'Vertical Sky Component' (VSC) and 'Annual Probable Sunlight Hours' (APSH) to the adjacent buildings; 56 Talbot Road, 1 Church Road and 4 Church Road. Vertical sky component (VSC) is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. In the BRE guidelines, it states that if the VSC at the centre of a window is more than 27%, then the diffuse daylighting of the building will not be adversely affected. Annual Probable Sunlight Hours (APSH) is used to calculate the number of hours in a year that a window can be expected to receive direct sunlight, taking account of external obstructions and the likelihood of cloud cover throughout the year.
- 6.22 The result of the sunlight and daylight analysis shows that following development all of the existing surrounding residential properties would continue to receive good levels of daylight. The window that would be most affected, in 56 Talbot Road, would experience a reduction of 3.4% daylight and as such much less than the 27% VSC component measured. In respect of sunlight, the Annual Probable Sunlight Hours (APSH) are well above the BRE standard of 25% total and 5% in the winter months. The proposal therefore complies with the requirements of the BRE guidance in respect of daylight and sunlight.
- 6.23 The shadow path analysis demonstrates that following the development there would be no adverse overshadowing impact in comparison to the existing on the residential gardens adjacent to the proposed development. In respect of overshadowing to properties on the other side of the road there is a very limited change in respect of the shadow cast.
- 6.24 In respect of 1 Church Road and 56 Talbot Road, the existing building casts a shadow on the gardens from 12pm onwards. 56 Talbot Road is significantly in shadow from 3pm onwards on 21st March. This would remain the same following the development. The relevance of the 21st March has been questioned. This is the equinox month and is the set day for testing overshadowing in accordance with the BRE guidance.

- 6.25 Officers accept that the existing building on site with its various windows on the side flank wall has an awkward relationship with No 56 and to a less extent on No 54. The test here however is whether as a result of the development in question there would be an adverse infringement on the daylight/ sunlight of the nearby residential properties and gardens and unacceptable increase in overshadowing.
- 6.26 In relation to No 54 Talbot Road and the properties to the south of this, and having regard to their position in relation to the application site and the sun's trajectory, the proposal would not materially affect daylight and sunlight to these properties.

Privacy and overlooking

- 6.27 The amended drawings propose a privacy screen to match the roofing material colour to be placed on the sides of the terrace, as such minimising overlooking from the flank of the building down into gardens of properties on Talbot Road.
- 6.28 While additional windows will be introduced on the rear elevation of the building the degree of overlooking created here is not considered to be significant and certainly not to a degree to refuse consent, particularly given the current arrangement of overlooking from the upper floor windows and the urban nature of the site and its surroundings. The patio doors will be well set back and as such the line of vision inside the room behind these doors will be down onto the flat roof of the terraces.

Noise and disturbance

- 6.29 Noise pollution is dealt with under saved UDP Policy UD3, which resists developments involving an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.30 Noise during construction can be managed with the submission of a construction management plan, which would seek to minimise disturbance to the current residents. Building regulations would apply to ensure that the proposal complies with the relevant standards in respect of insulation and the transmission of noise between floors.
- 6.31 The potential noise emanating from use of the terraces from the two 1 bedroom flats would not exceed a level of noise and disturbance over and above that of a typical dwelling/flat in this urban location.

Other issues

- 6.32 Concern has been raised in respect of the loss of the chimney stack, as this is one of the main heating sources of one of the occupants below. The applicants have agreed to retain the chimney stack as removal of the stack is not an essential feature of the design.
- 6.33 Overall it can be demonstrated that there will be no adverse infringements to daylight/ sunlight of the nearby residential properties and gardens in question given the current arrangement/ height of the building on site. There would also be no unacceptable harm to the living conditions of neighbouring residents in relation to privacy, noise and disturbance. As such the scheme is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Living conditions for future occupants

- 6.34 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

London Plan Requirement	Proposed unit size	Compliance?
1 bed 2persons 4th floor - 50 sqm	51 sqm	Yes
1 bed 2 person 4th floor flat – 50sqm	51sqm	Yes

- 6.35 In assessing the proposal against the above requirements, the new residential units would accord with the minimum unit size requirements.

Parking and highway safety

- 6.36 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.
- 6.37 The application site falls within an area that has a medium Public Transport Accessibility Level of 4 and is served by the 43, 134, 143, 234 and 263 bus routes, which operate with a combined two-way frequency of 80 buses per hour. The site is also within walking distance of Highgate underground station. It is therefore considered that prospective residents are likely to use sustainable modes of transport for journeys to and from the site.
- 6.38 It has been noted that the site falls within the Archway Road restricted conversion area, an area identified as suffering from high on-street parking pressure. In view of this the applicant would normally be required to provide 2 on-site parking spaces. In this instance the development can be secured as a 'car free' development by way of a S106 agreement. This will prevent prospective residents from being eligible to apply for an on-street parking permit. As the site falls within the Highgate Station Controlled Parking Zone, such designation would provide ample mitigation against any increase in on-street parking pressure. Subject to the above the Council's Transportation Team do not object to the proposal.

Waste Management

- 6.39 London Plan policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.
- 6.40 Currently refuse bins are stored to the front of the building and are not screened. The position of refuse/recycling facilities will still be located to the front of the building however slightly changed in positioned and enclosed in open topped timber bin enclosure with double doors.

- 6.41 Objections have been received in relation to the bin enclosures on grounds that they would be unsightly and remove part of the garden of 5a Church Road. Concerns have also been raised about the impact on emergency access. The position of the bins and measures to partly screen are an improvement to the current situation.
- 6.42 The applicant has indicated that they have a lease on this part of the land and have entered into a legal agreement with the new owners of the adjoining driveway to provide a bin enclosure for the benefit of 3-5 Church Road. They also indicate that there is sufficient space for access. A condition will be imposed to secure final detail of the bin enclosure.

Affordable Housing

- 6.43 In line with London Plan policies s 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:
- Achieving 20% affordable units on sites of 1 - 9 net units in line with Local Plan Policy SP2
 - Using a residual land value approach, with the difference in value of providing an affordable unit included, in order to establish a robust per unit contribution that reflects both the 20% requirement in the policy, and availability of the borough in line with the newly adopted Planning Obligations SPD (2014)
- 6.44 In November 2014, a ministerial statement directed all councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale housebuilders. A judicial review of this decision by West Berkshire District Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin) (31 July 2015), concluded that Local Authorities are legally permitted to return to implementing local policies setting thresholds for affordable housing requirements on proposed developments. However this decision was challenged and a court of appeal decision in May 2016 sets out that the issuing of the ministerial statement was not unlawful such is now back in force and prevents the seeking of affordable housing on sites of 10 units or less that have a floorspace of less than a 1000 sqm.

Planning Obligations

- 6.46 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms:
- A requirement to amendment of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the site to reflect that the 2 new residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for on street residents. A sum of £1,000.00 is sought towards the amendment of the Traffic Management Order.
- 6.47 Based on the information given in the plans, the Mayoral CIL charge will be £5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £ 35,193.06 (126 x £165 x inflation factor 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for

failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Conclusions

- 6.48 The development is deemed to be of an acceptable quality causing no harm and preserving this part of the conservation area. The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology' and this has been viewed to be less than substantial and is outweighed by the improvements to the appearance
- 6.49 The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space. In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight. The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area
- 6.50 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. RECOMMENDATION

7.1 GRANT PERMISSION subject to conditions and subject to a S106 Agreement.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: Applicant's drawing No.(s) 755 LY 0X03REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

Reason: To avoid doubt and in the interests of good planning.

3. Samples of the materials to be used in conjunction with the proposed development, shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site. Details of landscaping to be planted immediately inside the front boundary of the site shall also be included in such measures to screen the appearance of these bins.

Reason: To ensure a satisfactory appearance for the development and to protect the amenities of the area.

5. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the approved drawings full details of replacement windows of a common design, proportion, material and means of opening to the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the plans approved before the occupation of the residential units hereby permitted.

Reason: To ensure a satisfactory appearance to the building and to enhance the appearance of the conservation area.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £ 5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £35,193.06 (126 x £165 x inflation factor 1.054). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.



1 Location Plan As Existing

Site Location Plan



Front elevation of building



Rear elevation of building

General Notes:

1. Copyright of this drawing remains the sole property of Cooley Architects unless otherwise assigned in writing.
2. Please do not reproduce this drawing in any form without the prior written consent of Cooley Architects.
3. Setback is based on other survey only. All dimensions to be checked on site prior to construction. Foundation of work to grid line, unless noted. Further consult Cooley Architects.



1 Birdseye View As Proposed



2 View From Church Road As Proposed

REV	DESCRIPTION	SO	DATE

Cooley Architects
 123 Aldingate Street London EC1A 4JQ
 T: 020 3 976 4483 www.cooleyarchitects.com

CLIENT
 Holdhazel Ltd and Frank Collins Estate

PROJECT
 New Penthouse Flats

3-5 Church Road, Highgate

DRAWING TITLE
 3D Views
 As Proposed

DRAWN BY	DATE	CHECKED
NB	Mar 15	GH

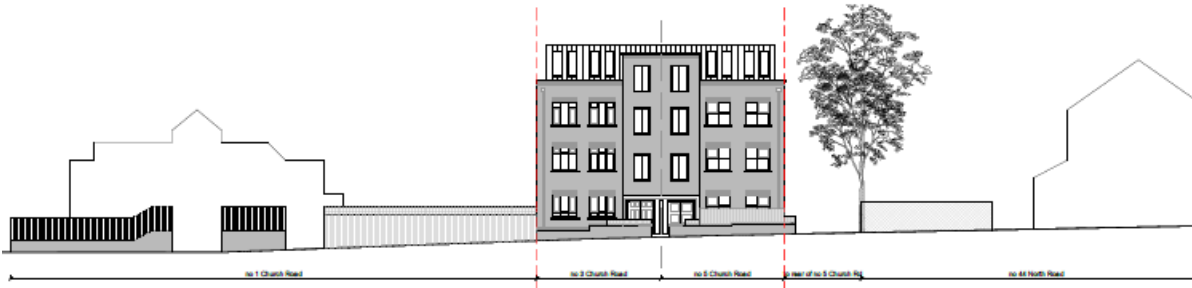
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-	A3	PRINTING

DRAWING NO. 755 - SK - 004

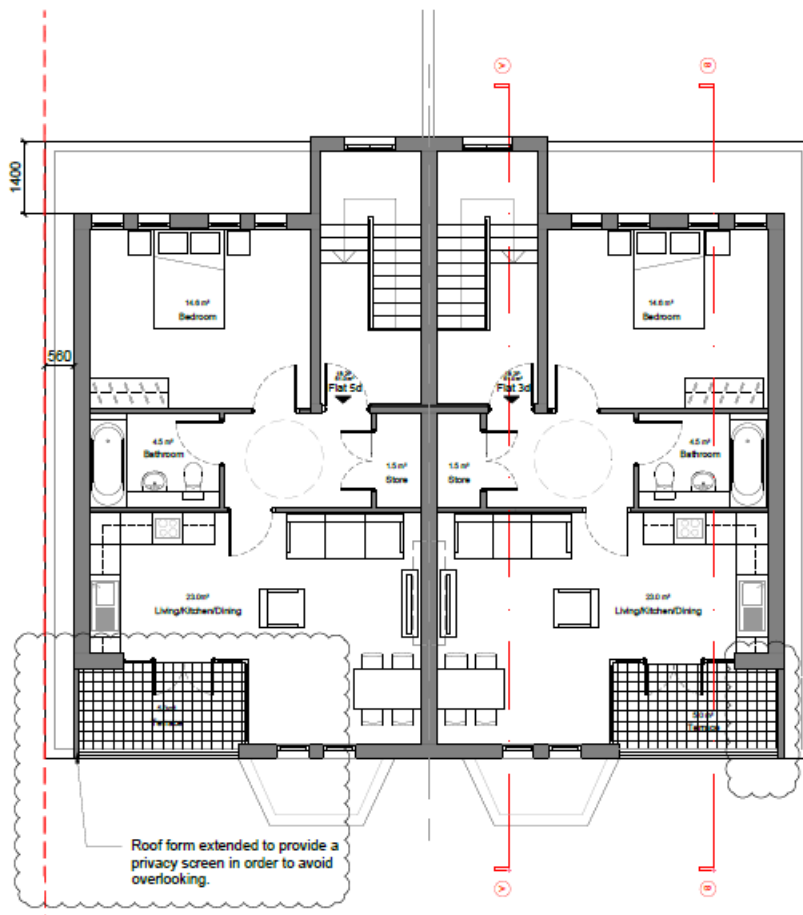
REV

REV	DESCRIPTION
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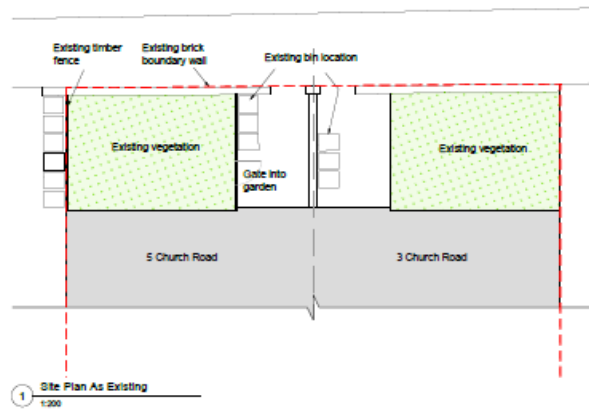
Visualisation of additional floor



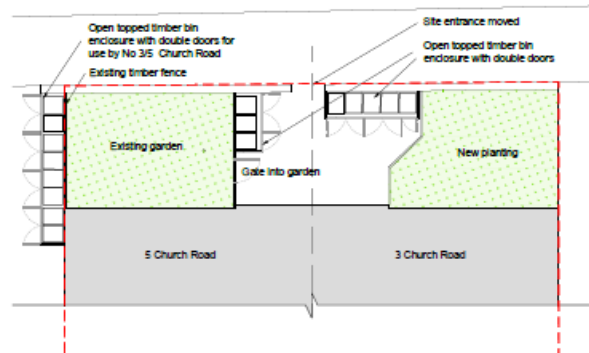
Street elevation



Floor plan for additional floor/ flats



Front Elevation refer to 755-ES-QXD4



Layout of bins

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Report for: Planning Sub-Committee 13 June 2016

Item number:

Title: Update on major proposals

Report authorised by : Emma Williamson

Lead Officer: John McRory

Ward(s) affected: All

Report for Key/

Non Key Decision: Non-Key decision

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

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Update on progress of proposals for Major Sites

June 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
255 Lordship Lane HGY/2015/2321	Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units– includes a land swap.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
624 High Road, N17 HGY/2015/3102	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Samuel Uff	John McRory
122-124 High Road (Travelodge) HGY/2015/3255	Change of use application of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
Apex House HGY/2015/2915	Residential led mix use scheme. 22 storeys.	Approved subject to the signing of 106 agreement.	Robbie McNaugher	Emma Williamson
APPLICATIONS SUBMITTED TO BE DECIDED				

Cross Lane next to Hornsey depot HGY/2016/0086	Redevelopment of the site with employment space and residential units.	Principle of development acceptable. However, issues regarding height, scale, design and impact on amenity require addressing. The submission of a viability report also required.	Adam Flynn	John McRory
Gisburn Mansions Tottenham Lane, N8 HGY/2015/1273	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. Late March committee targeted	Aaron Lau	John McRory
Clarendon Road Gas Works, Wood Green TBC	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping)	Application received very recently	Adam Flynn	John McRory
Hale Wharf TBC	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	Application only recently submitted at consultation stage. October/ November committee	Robbie McNaugher	Emma Williamson
500 White Hart Lane HGY/2016/0828	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Proposal under discussion for revisions. July committee	Adam Flynn	John McRory
47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213	Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle – revisions required regarding access to rear shared garden and front facade July / September committee	Valerie Okeiyi	John McRory

Steel Yard Station Approach, Hampden Road HGY/2016/1573	Change of use from steel yard to residential and construction of a new building up to 14 Storeys in height - residential and commercial use.	Principle acceptable – however height may be an issue and is subject to views to and from the conservation area. Likely September Planning Committee	Valerie Okeiyi	John McRory
332-334 High Road HGY/2016/0787	Section 73 - Removal of condition 20 (Trees) and Variation of condition 13 (BREEAM) attached to planning permission HGY/2014/1105	May be acceptable subject to internal advice /feedback. Likely delegated decision subject to Chairs agreement	Valerie Okeiyi	John McRory
Alexandra Palace HGY/2016/1574	Extension of building to provide a storage and function hall	Principle acceptable subject to design and amenity issues July committee	Malachy McGovern	John McRory
Land to Rear of 3 New Road London N8 8TA HGY/2016/1582	Demolition of the existing buildings and construction of 9 new residential homes (4 x houses and 5 x flats) and 446sq.m of office (Use Class B1a) floorspace in a building extending to between 2 and 4 storeys in height and associated car parking, landscaping and infrastructure works	Principle acceptable – currently at consultation stage	Gareth Prosser	John McRory
35 Maidstone Road London N11 2TR HGY/2016/1430	Demolition of existing vacant property and construction of 10 no. self-contained residential units with associated car parking, cycle	Application under assessment currently at consultation stage – no pre-application advice sought	Malachy McGovern	John McRory

	storage and communal garden			
168 Park View Road HGY/2015/3398	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed flats and 3 x 3 bed flats.	Scheme acceptable in principle. June Planning Committee	Malachy McGovern	John McRory
109 Fortis Green, N2 HGY/2015/3813	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	Scheme acceptable in principle. June Planning committee.	Valerie Okeiyi	John McRory
Lock up Garages Cline Road, N11 HGY/2016/0058	Demolition of existing lock-up garages and construction of 8No. 4 bed town houses with associated access road, parking areas and cycle stores	Scheme acceptable in principle. Application is being revised.	Wendy Robinson	John McRory
Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	John McRory
Section 73 for Hale Village HGY/2015/0798	The S73 is to remove the hotel from the tower.	Decision likely to be made under delegated powers shortly.	Adam Flynn	John McRory
Tottenham Hotspur Stadium HGY/2015/0797	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the	Planning application is in to keep permission alive. To be withdrawn on grant of new application.	Emma Williamson / John McRory	Emma Williamson

	redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2).			
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	In pre-application discussions – concern over massing	Zulema Nakata	John McRory
Ashley Road South	Comprehensive redevelopment of the site with a mix use residential led development	Principle acceptable – pre-application discussions to continue	Adam Flynn	John McRory
Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis)	Demolition of existing building and construction of residential units and provision of 900 square metres of health centre at ground floor.	Application likely to be submitted in July / August 2016.	Adam Flynn	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted mid 2016.	Adam Flynn	John McRory/Emma Williamson
Coppetts Wood Hospital, Coppetts Road, N10	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Pre-application meeting held. Possible August submission. Design issues require resolving – level of parking provision and demolition of existing buildings – over 50% affordable housing proposed.	Zulema Nakata	John McRory
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace	Pre-application meeting held – PPA signed and possible submission in July/August	Adam Flynn	John McRory

	land, with an additional 14,835 sqm of commercial space.			
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeiyi	John McRory
50-56 Lawrence Road (mono house)	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meetings have taken place. Possible August submission.	Valerie Okeiyi	John McRory
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref: APP/Y5420/A/14/2218892 (HGY/2013/2377)	Pre-application held – principle acceptable subject to further design revisions and biodiversity measures	Wendy Robinson	John McRory
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Emma Williamson / John McRory
52-68 Stamford Road, N15	Redevelopment of the site to provide a mixed use commercial and residential scheme	In pre-application discussions – early stages – principle of land uses acceptable	Zulema Nakata	John McRory

Car Park, Westerfield Road, N15	Change of use of and redevelopment of current site to create a multi-use pop-up urban village using modified shipping containers. The site will accommodate at least 65 individual units to support local independent businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.	Although there is general support for the scheme from a DM point of view – there will be an impact on amenity of surrounding residents – public engagement from the applicants is key.	Malachy McGovern	John McRory
33 Station Road, N22	Demolition of public house (Anglers Arms) and redevelopment of the site with commercial and residential.	Land uses acceptable Concerns over the demolition of the public house Height of building at 6 storeys a concern	Adam Flynn	John McRory
Chocolate Factory, N22	220 units, 14,000 sq.m. commercial	At early pre-application stage. August / September submission likely	Adam Flynn	John McRory
Keston Centre	Pre-application discussion for pocket living scheme approx 100 units	Pre-application meeting to be held shortly	TBC	John McRory
Monument Way	50 units	Pre-application discussions to commence shortly. Submission expected August.	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS				
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit	Pre-application meetings held and principle acceptable.	Malachy McGovern	John McRory

	Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.			
Highgate train depot	Demolition of the existing shed and construction of a new maintenance facility. Erection of a depot shed (with some ancillary 1st Floor Accommodation) of 6749 sqm.	Principle acceptable subject to design, biodiversity issues and slight loss of MoL	Neil Collins	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.	Principle unacceptable at the moment as further information required	Tobias Finlayson	John McRory
70-72 Shepherds Hill, N6	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking,	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory

	landscaping and amenity space. Proposals comprise 19 residential units.			
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across 3rd, 4th & 5th storeys.	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory
Former Brantwood Autos, Brantwood Road, N17	Use of land for a waste transfer station, the provision of fixed plant and equipment and partial demolition of buildings and structure within the site.	Principle may be acceptable subject to further information regarding nature of operation, transport routes and impact on amenity.	Malachy McGovern	John McRory
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	Principle may be acceptable subject to compliance with the emerging AAP	Adam Flynn	John McRory
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of	Likely to be acceptable subject to further design details and information regarding	Aaron Lau	John McRory

	existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	parking.		
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
165 Tottenham Lane	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory

Report for: Planning Sub-Committee 13 June 2016

Item number:

Title: Applications determined under delegated powers

Report authorised by : Emma Williamson

Lead Officer: Ahmet Altinsoy

Ward(s) affected: All

**Report for Key/
Non Key Decision:** Non-Key decision

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period of 25 April and 27 May 2016.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 The Council's scheme of delegation specifies clearly the categories of applications that may be determined by officers. Where officers determine applications under delegated powers an officer report is completed and in accordance with best practice the report and decision notice are placed on the website. As set out in the Planning Protocol 2014 the decisions taken under delegated powers are to be reported monthly to the Planning Sub Committee. The attached schedule shows those decisions taken.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 25/04/2016 AND 27/05/2016

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

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The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward:

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLUP Applications Decided: 5**

Application No: **HGY/2016/0683** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 03/05/2016
 Location: 8 Rhodes Avenue N22 7UT
 Proposal: Certificate of lawfulness for replacement of existing conservatory with new enclosure and opening up of existing rear ground floor

Application No: **HGY/2016/0694** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 29/04/2016
 Location: 197 Victoria Road N22 7XH
 Proposal: Certificate of lawfulness for loft conversion consisting of hip to gable with window, rear dormer and 3 x roof lights to front and external decorations

Application No: **HGY/2016/0703** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 29/04/2016
 Location: 4 Clifton Road N22 7XN
 Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2016/0850** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 20/05/2016
 Location: 46 Curzon Road N10 2RA
 Proposal: Certificate of lawfulness for insertion of velux rooflights to front, rear and side of roof slope, refurbishment of slate roof finishes.

Application No: **HGY/2016/1003** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 05/05/2016
 Location: 160 Dukes Avenue N10 2QB
 Proposal: Certificate of lawfulness for demolition of two existing sheds and erection of a studio in rear garden

FUL Applications Decided: 18

Application No: **HGY/2016/0381** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/05/2016
 Location: 197 Victoria Road N22 7XH
 Proposal: Erection of single storey rear 3m extension, and frameless glass box window

Application No: **HGY/2016/0626** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 26/04/2016
 Location: 41 Thirlmere Road N10 2DL
 Proposal: Construction of side and rear dormer extension, replacement of existing rear extension and replacement of existing rear window with new oriel window and existing UPVC windows with power coated metal framed windows throughout property

Application No: **HGY/2016/0686** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/04/2016
 Location: 46 Curzon Road N10 2RA
 Proposal: Raised rooflight to rear flat roof, alterations to window and door openings to rear elevations

Application No:	HGY/2016/0794	Officer:	Sarah Madondo	Decision Date:	24/05/2016
Decision:	GTD				
Location:	66 Colney Hatch Lane N10 1EA				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2016/0800	Officer:	Valerie Okeiyi	Decision Date:	09/05/2016
Decision:	REF				
Location:	44 Victoria Road N22 7XD				
Proposal:	Roof extension on the rear outrigger and the creation of a small external area.				
Application No:	HGY/2016/0805	Officer:	Sarah Madondo	Decision Date:	11/05/2016
Decision:	GTD				
Location:	48 Grove Avenue N10 2AN				
Proposal:	Formation of rear and side dormers				
Application No:	HGY/2016/0806	Officer:	Sarah Madondo	Decision Date:	11/05/2016
Decision:	GTD				
Location:	48 Grove Avenue N10 2AN				
Proposal:	Formation of rear dormer				
Application No:	HGY/2016/0822	Officer:	Tobias Finlayson	Decision Date:	13/05/2016
Decision:	REF				
Location:	38 Crescent Road N22 7RZ				
Proposal:	Formation of loft extension with front and rear dormers				
Application No:	HGY/2016/0827	Officer:	Valerie Okeiyi	Decision Date:	09/05/2016
Decision:	GTD				
Location:	4 Curzon Road N10 2RA				
Proposal:	Replacing existing windows with sliding doors in existing rear extension, Internal alterations to ground and first floor				
Application No:	HGY/2016/0846	Officer:	Laurence Ackrill	Decision Date:	05/05/2016
Decision:	REF				
Location:	106 Victoria Road N22 7XF				
Proposal:	Extension over the existing first floor back addition				
Application No:	HGY/2016/0875	Officer:	Tobias Finlayson	Decision Date:	17/05/2016
Decision:	GTD				
Location:	58 Grove Avenue N10 2AN				
Proposal:	Loft conversion with rear dormer, 3 rooflights and alteration to side sloping roof.				
Application No:	HGY/2016/0891	Officer:	Valerie Okeiyi	Decision Date:	12/05/2016
Decision:	GTD				
Location:	Ground Floor Flat 37 Grasmere Road N10 2DH				
Proposal:	Demolition of existing conservatory and existing shed, erection of single storey rear extension and single storey partial side infill.				

Application No: **HGY/2016/0904** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/05/2016
 Location: 167 Albert Road N22 7AQ
 Proposal: Loft conversion with dormer to rear roof slope and two roof lights to front roof slope and juliet balcony.

Application No: **HGY/2016/0939** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/05/2016
 Location: 123 Rosebery Road N10 2LD
 Proposal: New rear balcony set into main roof slope with wrought iron railings. Full height doors in existing dormer opening onto balcony.

Application No: **HGY/2016/0944** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/05/2016
 Location: Ground Floor Flat 62 Coniston Road N10 2BN
 Proposal: Single storey rear side extension to the ground floor flat and conversion from 2bed/4person into 3bed/4person flat

Application No: **HGY/2016/0971** Officer: David Farndon
 Decision: GTD Decision Date: 18/05/2016
 Location: 37 Harcourt Road N22 7XW
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2016/0975** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/05/2016
 Location: 125 Muswell Avenue N10 2EN
 Proposal: Installation of a new door at first floor level with a spiral staircase and leading leading to the ground floor rear garden

Application No: **HGY/2016/1012** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/05/2016
 Location: 10 The Avenue N10 2QL
 Proposal: Loft conversion with partial roof infill, raising of ridge height, installation of rear facing dormer and insertion of 5 rooflights

LCD Applications Decided: 4

Application No: **HGY/2016/0712** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/05/2016
 Location: 1, 2, 3, 7, 8, 9, 13, 14, 17 Albert Close N22 7AL
 Proposal: Replacement windows.

Application No: **HGY/2016/0713** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/04/2016
 Location: 74 Muswell Road N10 2BE
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0731** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/05/2016
 Location: 25 & 25A Princes Avenue N22 7SB
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0964** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/05/2016
 Location: Flat A & B 27 Curzon Road N10 2RB
 Proposal: Replacement windows and doors

NON Applications Decided: 2

Application No: **HGY/2016/1053** Officer: Wendy Robinson
 Decision: GTD Decision Date: 28/04/2016
 Location: Flat 2 140 Colney Hatch Lane N10 1ER
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3598 to alter size and location of rooflights

Application No: **HGY/2016/1387** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/05/2016
 Location: Garages at Anderton Court Alexandra Park Road N22 7BE
 Proposal: Non material amendment following a grant of planning permission HGY/2014/3507 to create available bin storage to all residents of Anderton Court and provide a well lit development and installing Solar panels to new build units

PNE Applications Decided: 1

Application No: **HGY/2016/1027** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/05/2016
 Location: 344 Alexandra Park Road N22 7BD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

TPO Applications Decided: 1

Application No: **HGY/2016/0017** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/04/2016
 Location: Land between Palace Gates Road & Alexandra Park Road N22
 Proposal: Tree works to include felling of 1 x Lime Tree and reduce crown to previous reduction points of 1 x Lime Tree

Total Applications Decided for Ward: 31WARD: **Bounds Green****CLUP Applications Decided: 2**

Application No: **HGY/2016/1221** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 29/04/2016
 Location: 51 Whittington Road N22 8YS
 Proposal: Certificate of Lawfulness for a single storey rear extension

Application No: **HGY/2016/1582** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 24/05/2016
 Location: 69 Trinity Road N22 8XX
 Proposal: Certificate of lawfulness for a proposed loft extension to create a side and rear dormer

COND Applications Decided: 1

Application No: **HGY/2016/0246** Officer: Neil Collins
 Decision: GTD Decision Date: 13/05/2016
 Location: Embassy Court Bounds Green Road N11 2HA
 Proposal: Variation of Condition 2 (Approved Plans) attached to planning permission HGY/2014/1967 for the addition of roof terraces at the front and rear of the building.

FUL Applications Decided: 15

Application No: **HGY/2015/1933** Officer: Laurence Ackrill
 Decision: NOT DET Decision Date: 03/05/2016
 Location: 389 High Road N22 8JA
 Proposal: Erection of three storey rear extension at first, second and third floor levels to extend flats 2, 3 and 4.

Application No: **HGY/2015/3475** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 29/04/2016
 Location: 111 + 111A Whittington Road N22 8YR
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2016/0285** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/05/2016
 Location: 28 Torrington Gardens N11 2AB
 Proposal: Construction of a new 3 bed end-of-terrace dwelling following the alteration and refurbishment of the existing dwelling, including partial demolition of the side extension.

Application No: **HGY/2016/0323** Officer: Neil Collins
 Decision: GTD Decision Date: 23/05/2016
 Location: Garages to rear of Embassy Court Bounds Green Road N11 2EU
 Proposal: Demolition of lock-up garages and erection of two single-family dwelling houses.

Application No: **HGY/2016/0695** Officer: Wendy Robinson
 Decision: REF Decision Date: 28/04/2016
 Location: 17 Maidstone Road N11 2TR
 Proposal: Construction of an outbuilding in the rear garden (4m maximum height)

Application No: **HGY/2016/0696** Officer: Wendy Robinson
 Decision: REF Decision Date: 17/05/2016
 Location: 17 Maidstone Road N11 2TR
 Proposal: Construction of an outbuilding in the rear garden (2.5m maximum height)

Application No: **HGY/2016/0732** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2016
 Location: 34 Parkdale Bounds Green Road N11 2HB
 Proposal: Conversion of garage to habitable room to form a one bed flat to a two bed flat

Application No: **HGY/2016/0740** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/05/2016
 Location: 101a Nightingale Road N22 8PT
 Proposal: Construction of an outbuilding

Application No:	HGY/2016/0986	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	05/05/2016
Location:	25 Palmerston Road N22 8QH		
Proposal:	Replacement of uPVC windows for timber windows		
Application No:	HGY/2016/1062	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/05/2016
Location:	87 Whittington Road N22 8YR		
Proposal:	Single storey rear extension to ground floor flat		
Application No:	HGY/2016/1065	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/05/2016
Location:	87 Whittington Road N22 8YR		
Proposal:	Formation of rear dormer and front velux rooflights to first floor flat		
Application No:	HGY/2016/1072	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	12/05/2016
Location:	6 Durnsford Road N11 2EH		
Proposal:	Subdivision of dwelling house into two flats (retrospective application)		
Application No:	HGY/2016/1142	Officer:	Neil Collins
Decision:	GTD	Decision Date:	24/05/2016
Location:	25 & 27 Torrington Gardens N11 2AB		
Proposal:	Erection of detached building to provide a garage for each dwelling following demolition of existing pair of garages		
Application No:	HGY/2016/1217	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	26/05/2016
Location:	51 Whittington Road N22 8YS		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2016/1219	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	26/05/2016
Location:	51 Whittington Road N22 8YS		
Proposal:	Erection of a single storey rear extension, a single storey side infill extension, a rear roof dormer extension with conversion of loft to habitable space, and insertion of rooflights to the front and side roofslope.		

NON Applications Decided: 1

Application No:	HGY/2016/1584	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	24/05/2016
Location:	63-65 Whittington Road N22 8YR		
Proposal:	Non material amendment following a grant of planning permission HGY/2013/1264 for changes to location of A/C unit, balustrade and installation of new windows.		

PNE Applications Decided: 3

Application No: **HGY/2016/0915** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 27/04/2016
 Location: 26 Imperial Road N22 8DE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

Application No: **HGY/2016/1163** Officer: Wendy Robinson
 Decision: PN NOT REQ Decision Date: 18/05/2016
 Location: 19 Blake Road N11 2AD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.78m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

Application No: **HGY/2016/1282** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 26/05/2016
 Location: 67 Queens Road N11 2QP
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.39m and for which the height of the eaves would be 2.52m

RES Applications Decided: 1

Application No: **HGY/2016/1370** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/05/2016
 Location: 63-65 Whittington Road N22 8YR
 Proposal: Approval of details pursuant to Condition 4 (privacy screen) attached to planning permission HGY/2013/1264.

Total Applications Decided for Ward: 23WARD: **Bruce Grove****CLUP Applications Decided: 3**

Application No: **HGY/2016/1194** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 13/05/2016
 Location: 136 Clonmell Road N17 6JU
 Proposal: Certificate of Lawfulness for single storey rear extension

Application No: **HGY/2016/1209** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 24/05/2016
 Location: 18 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2016/1210** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 24/05/2016
 Location: 18 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for L-Shape loft conversion

FUL Applications Decided: 6

Application No:	HGY/2016/0378	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	25/05/2016
Location:	513 High Road N17 6SB		
Proposal:	Continuation of use as a mini cab office.		
Application No:	HGY/2016/0379	Officer:	Samuel Uff
Decision:	REF	Decision Date:	13/05/2016
Location:	27 Drayton Road N17 6HJ		
Proposal:	Erection of ground floor side and rear extension, first floor rear extension and roof extension including rear dormer and extension above existing outrigger. Internal alterations to existing flats, and provision of additional 1 bedroom flat at second floor.		
Application No:	HGY/2016/0621	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	26/04/2016
Location:	28 Bruce Grove N17 6RG		
Proposal:	Replacement of existing windows with new hardwood framed soundproof windows		
Application No:	HGY/2016/0627	Officer:	David Farndon
Decision:	REF	Decision Date:	26/04/2016
Location:	174 Philip Lane N15 4JN		
Proposal:	Conversion of property from two to three self-contained flats (1 x 2 bed and 1 x studio and 1 x 1 bed flat), with the erection of a single storey rear extension, a rear dormer, and the insertion of 3 rooflights in front roofslope.		
Application No:	HGY/2016/0728	Officer:	David Farndon
Decision:	REF	Decision Date:	29/04/2016
Location:	60 Ranelagh Road N17 6XU		
Proposal:	Erection of side/rear extension, replacement of rear bay window with new French doors, formation of rear dormers and insertion of front rooflights		
Application No:	HGY/2016/0851	Officer:	David Farndon
Decision:	REF	Decision Date:	10/05/2016
Location:	First Floor Flat 170 Philip Lane N15 4JN		
Proposal:	Replacement of existing timber windows with uPVC double-glazed units		

PNE Applications Decided: 2

Application No:	HGY/2016/0855	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	29/04/2016
Location:	177A The Avenue N17 6JJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m		
Application No:	HGY/2016/1025	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	16/05/2016
Location:	89 Broadwater Road N17 6EP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No: **HGY/2016/0937** Officer: Anthony Traub
 Decision: GTD Decision Date: 12/05/2016
 Location: 545C High Road N17 6SB
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/2398

Total Applications Decided for Ward: 12

WARD: **Crouch End**

CLDE Applications Decided: 1

Application No: **HGY/2014/0435** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 29/04/2016
 Location: 69 Crouch Hall Road N8 8HD
 Proposal: Landscaping of front area of building and opening into boundary wall

CLUP Applications Decided: 2

Application No: **HGY/2016/0663** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 28/04/2016
 Location: 50 Cecile Park N8 9AS
 Proposal: Certificate of lawfulness for erection of single story garage to rear

Application No: **HGY/2016/0994** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 105 Crouch Hill N8 9RD
 Proposal: Certificate of Lawfulness for a single storey rear extension and renovation of existing dwelling house.

COND Applications Decided: 1

Application No: **HGY/2016/0325** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/05/2016
 Location: 22 Ridgeway Gardens N6 5XR
 Proposal: Variation of condition 2 (plans and specifications) and removal of condition 3 (materials) attached to planning permission HGY/2015/3229 in order to allow minor material amendments, minor alterations to proposed front and rear elevations and an increase of depth to rear

FUL Applications Decided: 6

Application No: **HGY/2015/1607** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/04/2016
 Location: 16 Park Road N8 8TD
 Proposal: Change of use from A3 (Cafe) to mix use A3/A4 (Cafe / Bar)

Application No: **HGY/2016/0018** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/05/2016
 Location: Elmira 1D Wolseley Road N8 8RR
 Proposal: Retrospective application for installation of one external heat pump and one external air-conditioning condenser to garden

Application No: **HGY/2016/0569** Officer: Aaron Lau
 Decision: GTD Decision Date: 26/05/2016
 Location: Alyn Court Crescent Road N8 8AN
 Proposal: Construction of 2 additional 2-bed flats on the existing roof of Alyn Court.

Application No: **HGY/2016/0585** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/05/2016
 Location: 39 Priory Gardens N6 5QU
 Proposal: Formation of hip to gable extension and rear dormer with insertion of front rooflights and new side elevation windows (householder application).

Application No: **HGY/2016/0795** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/05/2016
 Location: Flat B Malpas Cottage Edison Road N8 8AE
 Proposal: Enlargement of existing window on rear elevation, and installation of rooflight to rear outrigger extension at first floor

Application No: **HGY/2016/1014** Officer: Malachy McGovern
 Decision: GTD Decision Date: 26/05/2016
 Location: 5 Bryanstone Road N8 8TN
 Proposal: Formation of rear dormer roof extension and insertion of front rooflights.

LCD Applications Decided: 3

Application No: **HGY/2016/0965** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/05/2016
 Location: 127, 127A, 127B, 127C Hornsey Lane N6 5NH
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0966** Officer: Tobias Finlayson
 Decision: REF Decision Date: 18/05/2016
 Location: 38 & 38A Elm Grove N8 9AH
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0967** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/05/2016
 Location: Flat A, B, C, D, E, F, G 30 Haringey Park N8
 Proposal: Replacement windows and doors

NON Applications Decided: 1

Application No: **HGY/2016/1098** Officer: Anthony Traub
 Decision: GTD Decision Date: 16/05/2016
 Location: 44A Coolhurst Road N8 8EU
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0692 to replace proposed wrap-around window approved with four individual white painted timber awning windows

RES Applications Decided: 5

Application No:	HGY/2016/0658	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/04/2016
Location:	62 Wolseley Road N8 8RP		
Proposal:	Approval of details pursuant to condition 9 (Demolition Risk Assessment) attached to planning permission HGY/2013/0460		
Application No:	HGY/2016/0666	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/05/2016
Location:	3 Francis Place Holmesdale Road N6 5TQ		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2015/0078		
Application No:	HGY/2016/1048	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/05/2016
Location:	161 Tottenham Lane N8 9BU		
Proposal:	Approval of details pursuant to condition 8 (desktop study) attached to planning permission HGY/2014/3139		
Application No:	HGY/2016/1049	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/05/2016
Location:	161 Tottenham Lane N8 9BU		
Proposal:	Approval of details pursuant to condition 12 (installation of possible noise creating equipment) attached to planning permission HGY/2014/3139		
Application No:	HGY/2016/1050	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/05/2016
Location:	161 Tottenham Lane N8 9BU		
Proposal:	Approval of details pursuant to condition 15 (external lighting) attached to planning permission HGY/2014/3139		

TPO Applications Decided: 2

Application No:	HGY/2016/0860	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/05/2016
Location:	50 Coolhurst Road N8 8EU		
Proposal:	Tree works to include reduce overall crown by 2.5 metres of 1 x Purple Plum tree		
Application No:	HGY/2016/0887	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/05/2016
Location:	145 Hornsey Lane N6 5NH		
Proposal:	Tree works to include T1 Birch to be crowned by 20% T2 Lime to be crowned by 20%, T3 Lime to be crowned by 20%, T4 Chestnut to be crowned by 30%, T5 Lime to be crowned by 25%, T6 Lime to be crowned by 25% and T7 Oak to be crowned by 20%		

Total Applications Decided for Ward: 21WARD: **Fortis Green****CLDE Applications Decided: 1**

Application No:	HGY/2016/0804	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/05/2016
Location:	Ground Floor Front Flat 111-113 Fortis Green N2 9HR		
Proposal:	Use of property as self-contained residential unit		

CLUP Applications Decided: 4

Application No: **HGY/2016/0660** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 28/04/2016
 Location: 23 Greenham Road N10 1LN
 Proposal: Certificate of lawfulness for loft conversion and 2nd floor rear loft conversion / extension

Application No: **HGY/2016/0847** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 25/04/2016
 Location: 10 Woodland Terrace Twyford Avenue N2 9NF
 Proposal: Certificate of lawfulness for provision of a studio to the rear garden

Application No: **HGY/2016/0882** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 18/05/2016
 Location: 3 Midhurst Avenue N10 3EP
 Proposal: Certificate of Lawfulness for loft conversion with rear flat roof dormer and three sky lights to front roof slope

Application No: **HGY/2016/1177** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 13/05/2016
 Location: 59 Steeds Road N10 1JB
 Proposal: Certificate of Lawfulness for single storey rear extension with sloping tiled pitched roof.

FUL Applications Decided: 6

Application No: **HGY/2016/0221** Officer: Adam Flynn
 Decision: GTD Decision Date: 26/05/2016
 Location: 40 Great North Road N6 4LU
 Proposal: Conversion of dwelling to create 4 self-contained units consisting of a 1 x 3-bedroom, 2 x 2-bedrooms, and 1 x 1-bedroom flats, and the creation of lightwells to the front and rear.

Application No: **HGY/2016/0286** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/04/2016
 Location: 33 Coppetts Road N10 1HR
 Proposal: Erection of single storey rear extension and two storey side extension

Application No: **HGY/2016/0702** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/05/2016
 Location: 61 Creighton Avenue N10 1NR
 Proposal: Erection of a two storey side/ rear extension.

Application No: **HGY/2016/0998** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/05/2016
 Location: 8 Lynmouth Road N2 9LS
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/1054** Officer: Duncan McKane
 Decision: GTD Decision Date: 24/05/2016
 Location: 3 Fortismere Avenue N10 3BN
 Proposal: Formation of loft conversion with rear dormer and rooflights

Application No: **HGY/2016/1129** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/05/2016
 Location: 1 Everington Road N10 1HT
 Proposal: Erection of two storey side extension

LCD Applications Decided: 1

Application No: **HGY/2016/0962** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/05/2016
 Location: Flat 2 & 3 Blaenavon Fortis Green N2 9HT
 Proposal: H09.290,H09.291,H09.280 & H09.261

NON Applications Decided: 2

Application No: **HGY/2016/1046** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/05/2016
 Location: 1 Fortis Green Avenue N2 9LY
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/2187 to move front door to elevation facing Shaw Place

Application No: **HGY/2016/1128** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/05/2016
 Location: 8 Wellfield Avenue N10 2EA
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3792 to introduce an additional high level bathroom window on the first floor with opaque glazing to the side elevation

PNE Applications Decided: 1

Application No: **HGY/2016/1133** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 26/05/2016
 Location: 86 Steeds Road N10 1JD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.725m and for which the height of the eaves would be 2.63m

RES Applications Decided: 7

Application No: **HGY/2015/3749** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 5 (boundary treatment) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3752** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 8 (construction management plan) attached to planning permission HGY/2015/0859

Application No:	HGY/2016/0769	Officer:	Adam Flynn	Decision Date:	05/05/2016
Decision:	GTD				
Location:	Beacon Lodge 35 Eastern Road N2 9LB				
Proposal:	Approval of details pursuant to condition 11 (management of demolition and construction dust) attached to planning permission HGY/2015/1820				
Application No:	HGY/2016/0770	Officer:	Adam Flynn	Decision Date:	05/05/2016
Decision:	GTD				
Location:	Beacon Lodge 35 Eastern Road N2 9LB				
Proposal:	Approval of details pursuant to condition 14 (Construction Management Plan) attached to planning permission HGY/2015/1820				
Application No:	HGY/2016/0836	Officer:	Aaron Lau	Decision Date:	16/05/2016
Decision:	GTD				
Location:	150 Fortis Green N10 3PA				
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/3334				
Application No:	HGY/2016/0837	Officer:	Aaron Lau	Decision Date:	11/05/2016
Decision:	GTD				
Location:	150 Fortis Green N10 3PA				
Proposal:	Approval of details pursuant to condition 4 (sectional details) attached to planning permission HGY/2014/3334				
Application No:	HGY/2016/0838	Officer:	Aaron Lau	Decision Date:	05/05/2016
Decision:	GTD				
Location:	150 Fortis Green N10 3PA				
Proposal:	Approval of details pursuant to condition 5 (refuse arrangements) attached to planning permission HGY/2014/3334				

Total Applications Decided for Ward: 22

WARD: **Harringay**

CLDE Applications Decided: 4

Application No:	HGY/2016/0634	Officer:	Wendy Robinson	Decision Date:	09/05/2016
Decision:	REF				
Location:	Loft Floor Front 2 Queens Parade Green Lanes N8 0RD				
Proposal:	Certificate of Lawfulness for use as a studio flat				
Application No:	HGY/2016/0635	Officer:	Wendy Robinson	Decision Date:	09/05/2016
Decision:	REF				
Location:	Rear Loft Floor 2 Queens Parade Green Lanes N8 0RD				
Proposal:	Certificate of Lawfulness for use as a studio flat				
Application No:	HGY/2016/0636	Officer:	Wendy Robinson	Decision Date:	26/04/2016
Decision:	GTD				
Location:	First Floor Rear 2 Queens Parade Green Lanes N8 0RD				
Proposal:	Certificate of Lawfulness for use as a studio flat				

Application No: **HGY/2016/1231** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/05/2016
 Location: 76 Beresford Road N8 0AH
 Proposal: Use of property as 3 self-contained flats.

CLUP Applications Decided: 2

Application No: **HGY/2016/1237** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 29/04/2016
 Location: 42 Effingham Road N8 0AB
 Proposal: Certificate of lawfulness for a rear roof dormer extension including element over outigger for loft conversion to provide habitable space including 2 roof lights on the front roof slope

Application No: **HGY/2016/1260** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 25/05/2016
 Location: 145 Fairfax Road N8 0NJ
 Proposal: Certificate of Lawfulness for the creation of a rear roof dormer.

FUL Applications Decided: 10

Application No: **HGY/2015/2956** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 25/04/2016
 Location: Rear of 519 Green Lanes N4 1AN
 Proposal: Conversion of first floor storage area to a 1x1 bed 1 person self contained flat incorporating a first floor infill extension

Application No: **HGY/2015/3097** Officer: David Farndon
 Decision: GTD Decision Date: 13/05/2016
 Location: 611 Green Lanes N8 0RE
 Proposal: Erection of a single storey rear extension and change of use of the existing B1 office at ground floor level to a self contained studio flat.

Application No: **HGY/2015/3564** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/04/2016
 Location: 33B Burgoyne Road N4 1AA
 Proposal: Erection of single storey lower ground floor rear extension and internal remodelling.

Application No: **HGY/2016/0631** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/05/2016
 Location: Flat A 31 Wightman Road N4 1RQ
 Proposal: Erection of a single storey part side and part rear infill extension

Application No: **HGY/2016/0844** Officer: Wendy Robinson
 Decision: GTD Decision Date: 28/04/2016
 Location: 5 & 6 Endymion Road N4 1EE
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0870** Officer: Neil Collins
 Decision: GTD Decision Date: 25/05/2016
 Location: Flat B 29 Falkland Road N8 0NS
 Proposal: Erection of rear dormer roof extension and installation of three roof lights to front roof slope

Application No: **HGY/2016/0929** Officer: Neil Collins
 Decision: GTD Decision Date: 05/05/2016
 Location: 44 Allison Road N8 0AT
 Proposal: Erection of single storey side infill extension and alterations to fenestration on the rear elevation following demolition of single storey extension

Application No: **HGY/2016/1032** Officer: Gareth Prosser
 Decision: GTD Decision Date: 06/05/2016
 Location: 80 Cavendish Road N4 1RS
 Proposal: Formation of rear dormer

Application No: **HGY/2016/1102** Officer: Wendy Robinson
 Decision: REF Decision Date: 28/04/2016
 Location: 93 Turnpike Lane N8 0DY
 Proposal: Construction of a rear roof outrigger extension projecting over the existing second floor extension

Application No: **HGY/2016/1188** Officer: Neil Collins
 Decision: GTD Decision Date: 19/05/2016
 Location: 345 Green Lanes N4 1DZ
 Proposal: Change of use from office (A2 use class) to a tanning salon (Sui Generis use class)

NON Applications Decided: 1

Application No: **HGY/2016/1138** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 03/05/2016
 Location: 475 Green Lanes N4 1AJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/2725 to allow the inclusion of three 300x300mm thick cranked beams

PNC Applications Decided: 1

Application No: **HGY/2016/1045** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 24/05/2016
 Location: 595-597 Green Lanes N8 0RE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house)

RES Applications Decided: 1

Application No: **HGY/2016/0989** Officer: Neil Collins
 Decision: GTD Decision Date: 13/05/2016
 Location: Store 50A Park Road N15 3HR
 Proposal: Approval of details pursuant to Condition 4 (Unilateral Undertaking) attached to planning permission HGY/2015/1740.

Total Applications Decided for Ward: 19

WARD: Highgate**CLUP Applications Decided: 1**

Application No: **HGY/2016/0617** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 25/04/2016
 Location: 25 Cholmeley Crescent N6 5EZ
 Proposal: Certificate of lawfulness for alterations to dwelling house comprising enlargement of rear ground floor window openings, alterations to fenestration, window replacement, installation of 2no new velux rooflights and removal of glazed front porch enclosure

COND Applications Decided: 1

Application No: **HGY/2016/0736** Officer: Aaron Lau
 Decision: GTD Decision Date: 06/05/2016
 Location: 30 Denewood Road N6 4AH
 Proposal: Variation of condition 2 (plans and specifications) of planning permission HGY/2012/1844 to allow a minor amendment to the approved scheme with a view to adding a small rear extension to the ground floor

FUL Applications Decided: 13

Application No: **HGY/2014/2061** Officer: Duncan McKane
 Decision: GTD Decision Date: 11/05/2016
 Location: 8 Stormont Road N6 4NL
 Proposal: Retrospective planning application for children's climbing frame and slide in rear garden

Application No: **HGY/2016/0489** Officer: Adam Flynn
 Decision: GTD Decision Date: 26/04/2016
 Location: Greenview Court Winchester Place N6 5HJ
 Proposal: Extension and refurbishment of existing Sui Generis hostel involving alterations to a Grade II Listed Building

Application No: **HGY/2016/0572** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/05/2016
 Location: 21 Cholmeley Crescent N6 5EZ

Proposal: Re-glazing of rear first floor windows, insertion of ground floor sliding aluminium full height windows and construction of side extension with glass roof. Insertion of conservation style velux to the front elevation.

Application No: **HGY/2016/0643** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/04/2016
 Location: Rear Ground Floor Flat 69 Hornsey Lane Gardens N6 5PA
 Proposal: Reinstatement of existing front lightwell and installation of new rooflight to existing front lightwell

Application No: **HGY/2016/0649** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/04/2016
 Location: 39 Talbot Road N6 4QS
 Proposal: Replacement of window to rear of property

Application No: **HGY/2016/0725** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/04/2016
 Location: 182 Archway Road N6 5BB
 Proposal: Insertion of rooflights to side and rear elevations

Application No:	HGY/2016/0750	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	09/05/2016
Location:	Flat J Copper Beech 31 North Grove N6 4SJ		
Proposal:	Refurbishment and replacement of widows, replacement of 2 no. windows with glazed sliding doors and replacement of external balcony door.		
Application No:	HGY/2016/0801	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	20/05/2016
Location:	55 Sheldon Avenue N6 4NH		
Proposal:	Demolition of existing two storey dwelling house and erection of two storey dwellinghouse with basement. Erection of plant enclosure within the garden, associated landscaping and boundary treatment.		
Application No:	HGY/2016/0849	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/05/2016
Location:	Flat 1 35 Jacksons Lane N6 5SR		
Proposal:	Extension to an existing single storey timber built garden room.		
Application No:	HGY/2016/0874	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	11/05/2016
Location:	27 North Grove N6 4SH		
Proposal:	Replace the existing timber windows with UPVC double glazed units.		
Application No:	HGY/2016/0876	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/05/2016
Location:	46 Cromwell Avenue N6 5HL		
Proposal:	Formation of loft conversion including rear dormer and front rooflights.		
Application No:	HGY/2016/0886	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/05/2016
Location:	23 North Hill N6 4BS		
Proposal:	Replacement of doors and windows to rear		
Application No:	HGY/2016/0979	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	19/05/2016
Location:	1 Cholmeley Park N6 5ET		
Proposal:	New roof structure, two new rear dormers, four velux type windows in front roof slope and alterations.		

LBC Applications Decided: 2

Application No:	HGY/2016/0625	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2016
Location:	Flat K High Point 1 North Hill N6 4BA		
Proposal:	Listed building consent for adaptations to kitchen, stripping out of bathroom to make second bedroom and conversion of existing bed 2 to shower and dressing room. Reglaze external windows with sealed double glazed units		

Application No: **HGY/2016/0884** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/05/2016
 Location: 16 Broadlands Road N6 4AN
 Proposal: Listed Building Consent for replacement of exiting none original masonry stair case in the cellar with new timber stair case

LCD Applications Decided: 1

Application No: **HGY/2016/0403** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2016
 Location: 33-38 & 39-44 Summersby Road N6 5UH
 Proposal: Replacement of windows and doors

NON Applications Decided: 1

Application No: **HGY/2016/0881** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/04/2016
 Location: Flat 1 58 Langdon Park Road N6 5QG
 Proposal: Non material amendment following a grant of planning permission HGY/2015/2438 to remove window and increase the bay to accommodate four bi-fold doors instead of two

RES Applications Decided: 5

Application No: **HGY/2016/0772** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2016
 Location: 135 North Hill N6 4DP
 Proposal: Approval of details pursuant to condition 3 (further details of the glass conservatory) attached to planning permission HGY/2015/2349

Application No: **HGY/2016/0773** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2016
 Location: 135 North Hill N6 4DP
 Proposal: Approval of details pursuant to condition 5a (external features proposed to be reinstated) attached to planning permission HGY/2015/2349

Application No: **HGY/2016/0774** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2016
 Location: 135 North Hill N6 4DP
 Proposal: Approval of details pursuant to condition 5b (internal features proposed to be reinstated) attached to planning permission HGY/2015/2349

Application No: **HGY/2016/0776** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2016
 Location: 135 North Hill N6 4DP
 Proposal: Approval of details pursuant to condition 8 (Details of the dormer and the roof lights) attached to planning permission HGY/2015/2349

Application No: **HGY/2016/0818** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/05/2016
 Location: 35 Gaskell Road N6 4DU
 Proposal: Approval of details pursuant to condition 3 (materials) attached to Appeal reference APP/Y5420/D/15/3028002 (original planning reference HGY/2015/0385)

TPO Applications Decided: 3

Application No: **HGY/2016/0759** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/05/2016
 Location: 54 North Hill N6 4RH
 Proposal: Tree works to include pruning and reduction of crown height to 1 x Tree of Heaven (Ailanthus Altissima) tree

Application No: **HGY/2016/0941** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/05/2016
 Location: 43 Cholmeley Park N6 5EL
 Proposal: Tree Works to include pollarding to previous points to 1x Plane tree

Application No: **HGY/2016/0973** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/05/2016
 Location: Flat A, 9 Langdon Park Road N6 5PS
 Proposal: Tree works to include reduction of lateral and sub lateral crown growth by approximately 35-40%, removal of dead wood and thinning of crown density by 20-25% to 1 x multi-stemmed Ash tree

Total Applications Decided for Ward: 27

WARD: **Hornsey**

CLDE Applications Decided: 1

Application No: **HGY/2016/0857** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 11/05/2016
 Location: Land rear of 10 High Street N8 7PB
 Proposal: Certificate of lawfulness for use as two self contained units

CLUP Applications Decided: 2

Application No: **HGY/2016/1073** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 18/05/2016
 Location: 14 Boyton Close N8 7AY
 Proposal: Certificate of lawfulness for rear dormer loft conversion

Application No: **HGY/2016/1317** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 19/05/2016
 Location: 19 Glebe Road N8 7DA
 Proposal: Certificate of lawfulness for a single storey side return extension to replace existing

FUL Applications Decided: 11

Application No: **HGY/2015/2985** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 03/05/2016
 Location: 50 South View Road N8 7LT
 Proposal: Installation of external wall insulation to all elevations of property

Application No:	HGY/2016/0475	Officer:	Neil Collins	Decision Date:	25/05/2016
Decision:	GTD				
Location:	Land Adjacent To 8 Elmcroft N8 7ES				
Proposal:	Erection of two storey building to create 2 x 2 bed flats				
Application No:	HGY/2016/0691	Officer:	Sarah Madondo	Decision Date:	20/05/2016
Decision:	GTD				
Location:	120 North View Road N8 7LP				
Proposal:	Erection of single storey rear flat roof extension				
Application No:	HGY/2016/0760	Officer:	Valerie Okeiyi	Decision Date:	04/05/2016
Decision:	REF				
Location:	93 Nightingale Lane N8 7QY				
Proposal:	Erection of single storey rear / side extension with flat roof and installation of 1 rooflight and double storey rear extension				
Application No:	HGY/2016/0848	Officer:	Sarah Madondo	Decision Date:	12/05/2016
Decision:	GTD				
Location:	Flat A 140 Nelson Road N8 9RN				
Proposal:	Erection of single storey ground floor rear extension				
Application No:	HGY/2016/0893	Officer:	Sarah Madondo	Decision Date:	12/05/2016
Decision:	REF				
Location:	1 Harold Road N8 7DE				
Proposal:	Demolition of existing garage and construction of a two storey, one bedroom, two persons' house				
Application No:	HGY/2016/0897	Officer:	Tobias Finlayson	Decision Date:	13/05/2016
Decision:	GTD				
Location:	244 Ferme Park Road N8 9BN				
Proposal:	Erection of single storey rear extension, new rooflight over existing flat roof and enlargement of light well to the front garden				
Application No:	HGY/2016/0908	Officer:	Tobias Finlayson	Decision Date:	24/05/2016
Decision:	GTD				
Location:	144 Nelson Road N8 9RN				
Proposal:	Erection of single storey side infill extension, new opening for bi-folding doors facing rear garden. Insertion of Velux style windows to roof of rear outrigger.				
Application No:	HGY/2016/0917	Officer:	Tobias Finlayson	Decision Date:	18/05/2016
Decision:	GTD				
Location:	68 Rathcoole Gardens N8 9NB				
Proposal:	Retrospective planning for single storey rear extension				
Application No:	HGY/2016/0984	Officer:	Valerie Okeiyi	Decision Date:	17/05/2016
Decision:	GTD				
Location:	Basement Flat 1 78 Hillfield Avenue N8 7DN				
Proposal:	Retrospective application for erection of new timber shed to rear garden.				

Application No: **HGY/2016/1015** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/05/2016
 Location: Flat 1 62 Middle Lane N8 8PD
 Proposal: Replacement of existing garden shed

NON Applications Decided: 1

Application No: **HGY/2016/0977** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 26/04/2016
 Location: 33 Nightingale Lane N8 7RA
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2679 to increase rear window to full height

RES Applications Decided: 2

Application No: **HGY/2016/0145** Officer: Adam Flynn
 Decision: GTD Decision Date: 05/05/2016
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/2168

Application No: **HGY/2016/0150** Officer: Adam Flynn
 Decision: GTD Decision Date: 05/05/2016
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 5 (detailed drawings at a scale 1:20 and samples of materials) attached to planning permission HGY/2013/2168

Total Applications Decided for Ward: 17WARD: **Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2016/0906** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/05/2016
 Location: 224 Muswell Hill Broadway N10 3SH
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x non-illuminated hanging sign

CLUP Applications Decided: 5

Application No: **HGY/2016/0705** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 29/04/2016
 Location: 11 Onslow Gardens N10 3JT
 Proposal: Certificate of lawfulness for construction of outbuilding

Application No: **HGY/2016/0895** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 13/05/2016
 Location: 44 Danvers Road N8 7HH
 Proposal: The proposal includes construction of a single-storey rear garden extension and porch to the front elevation.

Application No: **HGY/2016/0898** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 19/05/2016
 Location: 123 Priory Road N8 8NA
 Proposal: Certificate of lawfulness for enlargement of existing loft conversion

Application No: **HGY/2016/1002** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 19/05/2016
 Location: 86 Cranley Gardens N10 3AH
 Proposal: Certificate of lawfulness for loft conversion, rear dormer, hip to gable and three roof lights to the front elevation

Application No: **HGY/2016/1009** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 25/05/2016
 Location: 70 Woodland Rise N10 3UJ
 Proposal: Certificate of lawfulness for rear glass extension to one side of the house (dimensions: 1800mmx2460mm) and replacement of existing rear glass doors to glass folding sliding doors

FUL Applications Decided: 10

Application No: **HGY/2015/2568** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/05/2016
 Location: 77 Muswell Hill N10 3PJ
 Proposal: Addition of 5 new flats (2 at lower ground floor, 2 at second floor, and 1 at third floor) following planning consent HGY/2013/2325.

Application No: **HGY/2016/0176** Officer: David Farndon
 Decision: GTD Decision Date: 04/05/2016
 Location: 39 Woodland Gardens N10 3UE
 Proposal: Replacement dormer that incorporates timber framed French doors leading to small terrace with balustrade; minor amendments to interior of property.

Application No: **HGY/2016/0484** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/05/2016
 Location: 6 Grosvenor Gardens N10 3TB
 Proposal: Enlargement of existing rear addition at ground floor level and storage area at basement level and relocation of existing balcony

Application No: **HGY/2016/0594** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2016
 Location: 41B Woodland Gardens N10 3UE
 Proposal: Construction of garden room situated in the rear garden

Application No: **HGY/2016/0599** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/04/2016
 Location: 78 Muswell Hill Road N10 3JR
 Proposal: Single storey full width rear extension to ground floor flat

Application No: **HGY/2016/0650** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 27/04/2016
 Location: 18 Park Avenue North N8 7RT
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/0722** Officer: Wendy Robinson
 Decision: GTD Decision Date: 29/04/2016
 Location: 73 Cranley Gardens N10 3AB
 Proposal: Erection of single storey rear extension and alteration of window in side elevation

Application No: **HGY/2016/0905** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/05/2016
 Location: 224 Muswell Hill Broadway N10 3SH
 Proposal: Replacement shop frontage and awning

Application No: **HGY/2016/0993** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2016
 Location: 22 Barrington Road N8 8QS
 Proposal: Erection of single storey side infill extension.

Application No: **HGY/2016/1028** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 20/05/2016
 Location: 84 Cranley Gardens N10 3AH
 Proposal: Erection of side extension including a flat skylight.

LBC Applications Decided: 1

Application No: **HGY/2016/0896** Officer: Sarah Madondo
 Decision: GTD Decision Date: 13/05/2016
 Location: 1 Firs Avenue N10 3LY
 Proposal: Listed Building Consent for replace existing roof tiles

LCD Applications Decided: 1

Application No: **HGY/2016/0961** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/05/2016
 Location: 86, 88, 90, 92, 96 Muswell Hill Place N10 3RR
 Proposal: Replacement windows and doors

PNE Applications Decided: 2

Application No: **HGY/2016/1024** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 20/05/2016
 Location: 79 Springfield Avenue N10 3SX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.5m

Application No: **HGY/2016/1134** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 26/05/2016
 Location: 55 Springfield Avenue N10 3SX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 4

Application No:	HGY/2016/0654	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/04/2016
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of details pursuant to condition 39 (Parking Management Plan) attached to planning permission HGY/2013/2379		
Application No:	HGY/2016/0656	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/04/2016
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of details pursuant to condition 40 (on site electric vehicle charging points) attached to planning permission HGY/2013/2379		
Application No:	HGY/2016/0677	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/05/2016
Location:	3 The Court Cascade Avenue N10 3PS		
Proposal:	Approval of details pursuant to condition 3 (external materials) attached to planning reference HGY/2015/0713		
Application No:	HGY/2016/0934	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/05/2016
Location:	224 Muswell Hill Broadway N10 3SH		
Proposal:	Approval of details pursuant to condition 3 (full details of the form, design and position of all external extract ductwork) of consent by appeal ref: APP/Y5420/W/15/3013887 (original planning reference HGY/2015/0016)		

Total Applications Decided for Ward: 24

WARD: **Noel Park**

ADV Applications Decided: 7

Application No:	HGY/2016/1296	Officer:	Neil Collins
Decision:	GTD	Decision Date:	10/05/2016
Location:	Outside 6-7 Cheapside High Road N22 6HH		
Proposal:	Display of 1 x internally illuminated double-sided advertisement on bus stop structure		
Application No:	HGY/2016/1298	Officer:	Neil Collins
Decision:	GTD	Decision Date:	10/05/2016
Location:	Outside 3 Cheapside High Road N22 6HH		
Proposal:	Display of 1 x internally illuminated double-sided advertisement on bus stop structure		
Application No:	HGY/2016/1299	Officer:	Neil Collins
Decision:	GTD	Decision Date:	10/05/2016
Location:	Outside 63- 65 High Road N22 6BH		
Proposal:	Display of 1 x internally illuminated double-sided advertisement on bus stop structure		
Application No:	HGY/2016/1300	Officer:	Neil Collins
Decision:	GTD	Decision Date:	10/05/2016
Location:	Outside 4-6 High Road N22 6BX		
Proposal:	Display of 1 x internally illuminated double-sided advertisement on bus stop structure		

Application No: **HGY/2016/1301** Officer: Neil Collins
 Decision: GTD Decision Date: 10/05/2016
 Location: Outside 5 The Broadway N22 6DS
 Proposal: Display of 1 x internally illuminated double-sided advertisement on bus stop structure

Application No: **HGY/2016/1302** Officer: Neil Collins
 Decision: GTD Decision Date: 10/05/2016
 Location: Outside 26 High Road N22 6BY
 Proposal: Display of 1 x internally illuminated double-sided advertisement on bus stop structure

Application No: **HGY/2016/1303** Officer: Neil Collins
 Decision: GTD Decision Date: 23/05/2016
 Location: Management Suite The Mall - Wood Green Shoppin City High Road N22 6YD
 Proposal: Display of 1 x internally illuminated double-sided advertisement on bus stop structure

CLUP Applications Decided: 2

Application No: **HGY/2016/0810** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 28/04/2016
 Location: 77 Alexandra Road N8 0LG
 Proposal: Certificate of lawfulness for rear roof dormer extension

Application No: **HGY/2016/1369** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 13/05/2016
 Location: Unit 50 Wood Green Shopping City High Road N22 6YD
 Proposal: Certificate of Lawfulness for the proposed use as A2(Financial & Professional Services) from A1(shop).

FUL Applications Decided: 8

Application No: **HGY/2016/0727** Officer: Wendy Robinson
 Decision: REF Decision Date: 05/05/2016
 Location: 11 Cheapside High Road N22 6HH
 Proposal: Construction of a two storey rear extension to create a store for the ground floor shop and create one self-contained 1 bed flat at the first floor level. Rearrangement of the existing self-contained flats at first floor and second floor.

Application No: **HGY/2016/0730** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2016
 Location: 11 Malvern Road N8 0LE
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2016/0737** Officer: Wendy Robinson
 Decision: GTD Decision Date: 29/04/2016
 Location: 185 High Road N22 6BA
 Proposal: Retention of shopfront changes (infill of glazed recesses and colour change of window frames)

Application No: **HGY/2016/0868** Officer: Wendy Robinson
 Decision: GTD Decision Date: 03/05/2016
 Location: 73B Willingdon Road N22 6SE
 Proposal: Construction of a rear roof dormer extension & associated roof-lights

Application No: **HGY/2016/0892** Officer: Neil Collins
 Decision: REF Decision Date: 29/04/2016
 Location: Silver Bullet Hazel Mews N22 6DT
 Proposal: Use of the land for the siting of an American Airstream Trailer to be used for C1 (boutique hotel accommodation) purposes with ancillary structures and spa

Application No: **HGY/2016/1017** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/05/2016
 Location: 200 Hewitt Avenue N22 6QG
 Proposal: Replacement of single glazed timber windows with double glazed timber windows to the front elevation and double glazed uPVC windows to the rear elevations

Application No: **HGY/2016/1067** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/05/2016
 Location: 1A Ravenstone Road N8 0JT
 Proposal: Extension to ground floor flat with roof terrace above.

Application No: **HGY/2016/1127** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/05/2016
 Location: 77 Alexandra Road N8 0LG
 Proposal: Erection of a single storey part rear and part side infill extension.

GLAR Applications Decided: 1

Application No: **HGY/2016/0026** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/05/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N8
 Proposal: Variation of Condition 1 (Reserved Matters), Condition 2 (Time Limit), (Condition 3 (plans and specifications), Condition 6 (Maximum Building Heights), Condition 10 (Landscaping Details), Condition, 11 (Landscaping) Condition 26 (CCTV and Security Lighting), Condition 27 (External Lighting Strategy), Condition 28 (Surface Water Drainage), Condition 29 (Water Supply Impact Study), Condition 30 (Waste Storage and Recycling), Condition 31 (BREEAM), Condition 34 (Parking Provision), Condition 35 (Electric Vehicles), Condition 36 (Cycle Parking), Condition 37 (Travel Plan and Car Club), Condition 40 (Shopfronts), Condition 41 (Signage), Condition 55 (Network Rail), Condition 59 (Satellite Aerials), Condition 62 (Ventilation) and Condition 66 (Energy), deletion of Condition 67 (Code for Sustainable Homes) and additional informative regarding the Site Preparation Works as a 'phase' of development attached to planning permission HGY/2013/2455 to: permit the relocation of some gas infrastructure known as a Pressure Reduction Station (PRS) to a different part of the Site; to allow the submission of certain details to follow the approval of reserved matters for a particular phase of development, rather than being submitted at the same time as the reserved matters for that phase; and to add clarity to the planning permission.

PNE Applications Decided: 1

Application No: **HGY/2016/1123** Officer: Wendy Robinson
 Decision: PN NOT REQ Decision Date: 10/05/2016
 Location: 7 Coombe Road N22 5LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

RES Applications Decided: 2

Application No: **HGY/2015/1184** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/04/2016
 Location: 101-103 Mayes Road N22 6UP
 Proposal: Approval of details pursuant to condition 4 (waste and refuse recycling arrangements) attached to planning permission HGY/2013/0377

Application No: **HGY/2016/1397** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/05/2016
 Location: Belmont House 78-80 High Road N22 6HE
 Proposal: Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2015/2197

Total Applications Decided for Ward: 21WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2016/0618** Officer: Fortune Gumbo
 Decision: GTD Decision Date: 25/04/2016
 Location: 84 Brantwood Road N17 0EU
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

FUL Applications Decided: 4

Application No: **HGY/2015/3480** Officer: Zulema Nakata
 Decision: REF Decision Date: 13/05/2016
 Location: 820A High Road N17 0EY
 Proposal: Demolition of existing 2-storey building and construction of part 2-storey part 3-storey residential building accommodating eight self-contained flats.

Application No: **HGY/2016/0165** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/05/2016
 Location: 807 High Road N17 8ER
 Proposal: Change of Use from D2 (Assembly and Leisure) to D1 (Non-Residential Institutions) including external alterations

Application No: **HGY/2016/0790** Officer: David Farndon
 Decision: GTD Decision Date: 10/05/2016
 Location: Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Installation of new electricity sub-station and associated fencing.

Application No: **HGY/2016/0792** Officer: Laurence Ackrill
 Decision: REF Decision Date: 05/05/2016
 Location: 20 Trulock Road N17 0PH
 Proposal: Conversion of Single dwelling (C3 use class) to 6x HMO (C4 use class) units

LBC Applications Decided: 2

Application No: **HGY/2016/0823** Officer: David Farndon
 Decision: GTD Decision Date: 09/05/2016
 Location: 816 + 818 High Road N17 0EY

Proposal: Listed building consent for repairs and restoration of external envelope of Nos 816 and 818, including window, brickwork and render repairs and redecoration.

Application No: **HGY/2016/0909** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/05/2016
 Location: 820 High Road N17 0EY

Proposal: Listed Building Consent for repairs and restoration of external envelope including window, brickwork and shopfront including surrounds, and redecorations

NON Applications Decided: 1

Application No: **HGY/2016/1409** Officer: Zulema Nakata
 Decision: GTD Decision Date: 26/05/2016
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Non Material Amendment following a grant of planning permission HGY/2015/3000 for amendment to the wording of condition C14 to bring the timing of the requirement of the information required by the condition more into line with the construction programme.

PNC Applications Decided: 2

Application No: **HGY/2016/0841** Officer: Samuel Uff
 Decision: PN REFUSED Decision Date: 12/05/2016
 Location: Office Floor 37 - 39 West Road N17 0RE

Proposal: Prior approve for change of use from B1 (office) to C3 (dwelling house)

Application No: **HGY/2016/0974** Officer: Duncan McKane
 Decision: PN NOT REQ Decision Date: 24/05/2016
 Location: 21 Northumberland Park N17 0TA

Proposal: Prior approval for change of use from A1/A2 (mixed use) to C3 (dwelling house)

PNE Applications Decided: 1

Application No: **HGY/2016/0949** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 05/05/2016
 Location: 17 St Pauls Road N17 0NB

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.7m

RES Applications Decided: 6

Application No: **HGY/2016/0639** Officer: Aaron Lau
 Decision: GTD Decision Date: 27/04/2016
 Location: Units B and C Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 3 (off-site connection to an area wide Decentralised Energy network) attached to planning permission HGY/2015/1321

Application No: **HGY/2016/0640** Officer: Aaron Lau
 Decision: GTD Decision Date: 27/04/2016
 Location: Units B and C Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 5 (details of the gas fuelled generators) attached to planning permission HGY/2015/1321

Application No:	HGY/2016/0826	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/05/2016
Location:	Unit 11, Mowlem Trading Estate, Leaside Road and land Fronting Watermead Way, N17 0QJ		
Proposal:	Approval of details pursuant to condition 9 (contamination in development) attached to planning permission HGY/2013/1792		
Application No:	HGY/2016/1407	Officer:	Zulema Nakata
Decision:	GTD	Decision Date:	26/05/2016
Location:	748 High Road N17 0AL		
Proposal:	Approval of details pursuant to Condition 7 (Protection of Warmington House) attached to listed building consent HGY/2015/3001		
Application No:	HGY/2016/1408	Officer:	Zulema Nakata
Decision:	GTD	Decision Date:	26/05/2016
Location:	748 High Road N17 0AL		
Proposal:	Approval of Details pursuant to Condition A15 (Historic Building Recording & Analysis) attached to planning permission HGY/2015/3000		
Application No:	HGY/2016/1410	Officer:	Zulema Nakata
Decision:	GTD	Decision Date:	26/05/2016
Location:	748 High Road N17 0AL		
Proposal:	Approval of Details pursuant to Condition A16 (Elements of the Edmonton Dispensary & Red House Coffe Palace Facade & Interiors Retention) attached to Planning Permission HGY/2015/3000		

Total Applications Decided for Ward: 17

WARD: **St Anns**

CLDE Applications Decided: 1

Application No:	HGY/2016/0729	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	20/05/2016
Location:	192 St Anns Road N15 5RP		
Proposal:	Certificate of lawfulness for use of property as two flats		

CLUP Applications Decided: 3

Application No:	HGY/2016/1097	Officer:	Neil Collins
Decision:	PERM DEV	Decision Date:	24/05/2016
Location:	46 Conway Road N15 3BA		
Proposal:	Certificate of lawfulness for erection of rear dormer roof extension		

Application No:	HGY/2016/1125	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	04/05/2016
Location:	55 Avondale Road N15 3SR		
Proposal:	Certificate of Lawfulness for a rear roof dormer extension including projection over outrigger for loft conversion and insertion of two front roof slope roof lights		

Application No:	HGY/2016/1215	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	29/04/2016
Location:	37 Avondale Road N15 3SL		
Proposal:	Certificate of lawfulness for rear roof dormer extension, loft conversion to habitable space, and insertion of two roof lights to the front roofslope		

FUL Applications Decided: 4

Application No: **HGY/2016/0068** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/05/2016
 Location: 60 Avenue Road N15 5JH

Proposal: Sub-division of an existing property to create two self-contained flats, including a loft conversion with rear dormer extension with rooflights to front roof slope.

Application No: **HGY/2016/0576** Officer: Wendy Robinson
 Decision: GTD Decision Date: 06/05/2016
 Location: 329 St Anns Road N15 3TL

Proposal: Conversion of existing house into 2 no self contained flat units, loft extension with rear dormer window and the change of use of part ground floor from cafe to residential with remaining cafe use to office space

Application No: **HGY/2016/0872** Officer: Wendy Robinson
 Decision: GTD Decision Date: 25/04/2016
 Location: 44 Roseberry Gardens N4 1JJ

Proposal: Retention of use of property as a large HMO (suis generis)

Application No: **HGY/2016/0980** Officer: Wendy Robinson
 Decision: GTD Decision Date: 10/05/2016
 Location: 24B Conway Road N15 3BD

Proposal: Erection of infill extension of at second floor

Total Applications Decided for Ward: 8

WARD: **Seven Sisters**

CLUP Applications Decided: 4

Application No: **HGY/2016/1099** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 20/05/2016
 Location: 72 Ferndale Road N15 6UQ

Proposal: Certificate of lawfulness for erection of dormer on rear outrigger

Application No: **HGY/2016/1278** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 19/05/2016
 Location: 92 Ermine Road N15 6DE

Proposal: Certificate of lawfulness for use of garage as a habitable room

Application No: **HGY/2016/1279** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 24/05/2016
 Location: 9 Berkeley Road N15 6HH

Proposal: Certificate of Lawfulness for a single storey rear extension and a rear dormer extension with roof lights to front roof slope.

Application No: **HGY/2016/1403** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 24/05/2016
 Location: 8 Vale Road N4 1PZ

Proposal: Certificate of lawfulness for erection of a pair of single storey flat roof extensions towards the rear and side of the property.

FUL Applications Decided: 19

Application No: **HGY/2015/3058** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/05/2016
 Location: 8 Riverside Road N15 6DA
 Proposal: Erection of 'type 3' roof extension.

Application No: **HGY/2015/3249** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 05/05/2016
 Location: Chillli Works 91A Vale Road N4 1TF
 Proposal: Change of use from B1 offices to C3 1 x 2 bedroom flat

Application No: **HGY/2015/3252** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 05/05/2016
 Location: Chillli Works 91A Vale Road N4 1TF
 Proposal: Change of use from B1 (offices/storage) to C3 Class use 1 x 2 bedroom flat

Application No: **HGY/2015/3853** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/05/2016
 Location: 82 Wargrave Avenue N15 6UA
 Proposal: Erection of front and rear dormers 'Type 2'

Application No: **HGY/2016/0314** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/05/2016
 Location: 130 Fairview Road N15 6TR
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2016/0421** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/05/2016
 Location: 76 Crowland Road N15 6UU
 Proposal: Formation of Type 3 roof extension

Application No: **HGY/2016/0606** Officer: Duncan McKane
 Decision: REF Decision Date: 25/04/2016
 Location: 74 Wellington Avenue N15 6BB
 Proposal: Erection of first floor rear extension (householder application)

Application No: **HGY/2016/0614** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/05/2016
 Location: 121 Wargrave Avenue N15 6TX
 Proposal: Excavation of front and rear light wells to create new basement level

Application No: **HGY/2016/0793** Officer: Samuel Uff
 Decision: GTD Decision Date: 06/05/2016
 Location: 83 Fairview Road N15 6TT
 Proposal: Erection of additional storey 'Type 3'

Application No:	HGY/2016/0803	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	10/05/2016
Location:	Westcott Close N15 6DF		
Proposal:	Replacement of communal front doors to 6 Blocks on Westcott Close		
Application No:	HGY/2016/0853	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/05/2016
Location:	75 Wellington Avenue N15 6AX		
Proposal:	Erection of additional storey "Type 3"		
Application No:	HGY/2016/0913	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/05/2016
Location:	11-13 Norfolk Avenue N15 6JX		
Proposal:	Erection of first floor extensions to both properties		
Application No:	HGY/2016/0920	Officer:	David Farndon
Decision:	REF	Decision Date:	13/05/2016
Location:	86 Fairview Road N15 6TP		
Proposal:	Erection of a dormer extension on main roof and outrigger, alongside a two storey rear extension to the outrigger with a further single storey wraparound rear/side addition so to create a 6 bedroom single dwelling house.		
Application No:	HGY/2016/0927	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/05/2016
Location:	82 Elm Park Avenue N15 6UY		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2016/0983	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/05/2016
Location:	7 Wargrave Avenue N15 6UH		
Proposal:	Erection of additional storey "Type 3".		
Application No:	HGY/2016/0996	Officer:	Samuel Uff
Decision:	REF	Decision Date:	19/05/2016
Location:	11 Franklin Street N15 6QH		
Proposal:	Creating a basement with front and rear light wells to provide two playrooms.		
Application No:	HGY/2016/1023	Officer:	David Farndon
Decision:	GTD	Decision Date:	26/05/2016
Location:	St Ignatius Primary School High Road N15 6ND		
Proposal:	Replacement of fencing along boundaries of the school; refurbishment and maintenance of railings; Replacement of gates into the school site. Installation of new CCTV system in school site.		
Application No:	HGY/2016/1063	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/05/2016
Location:	16 Norfolk Avenue N15 6JX		
Proposal:	Formation of Type 3 loft conversion		

Application No: **HGY/2016/1083** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/05/2016
 Location: 54 Rostrevor Avenue N15 6LP
 Proposal: Erection of additional storey 'Type 3'.

FULM Applications Decided: 1

Application No: **HGY/2016/0495** Officer: Samuel Uff
 Decision: REF Decision Date: 17/05/2016
 Location: Pacific House Vale Road N4 1QE
 Proposal: Erection of a third floor roof extension to provide 3 x 1 bed and 1 x 2 bed flats. Erection of three floors over the single storey part of the building to provide 12 x 1 bed flats. Works apply to the Pacific House part of the premises.

PNE Applications Decided: 11

Application No: **HGY/2016/0802** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 25/04/2016
 Location: 75 Wellington Avenue N15 6AX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0864** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 03/05/2016
 Location: 82 Elm Park Avenue N15 6UY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0987** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 11/05/2016
 Location: 7 Wargrave Avenue N15 6UH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0991** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 13/05/2016
 Location: 126 Castlewood Road N15 6BE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0992** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 12/05/2016
 Location: 54 Rostrevor Avenue N15 6LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/1021** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/05/2016
 Location: 72 Wellington Avenue N15 6BB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No:	HGY/2016/1040	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	20/05/2016
Location:	103 Wargrave Avenue N15 6TU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2016/1041	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	20/05/2016
Location:	26 Wellington Avenue N15 6AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2016/1044	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	20/05/2016
Location:	72 Ferndale Road N15 6UQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2016/1066	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	20/05/2016
Location:	110 Fairview Road N15 6TR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2016/1075	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	20/05/2016
Location:	69 Gladesmore Road N15 6TL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2016/0933	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	24/05/2016
Location:	88 Lealand Road N15 6JT		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2015 0500		

Total Applications Decided for Ward: 36**WARD: Stroud Green****ADV Applications Decided: 1**

Application No:	HGY/2016/1005	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/05/2016
Location:	106 Stroud Green Road N4 3EN		
Proposal:	Display of 2 x internally illuminated fascia signs, 2 x internally illuminated hanging signs and 1 x internally illuminated menu box sign		

CLUP Applications Decided: 4

Application No: **HGY/2016/0601** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 25/04/2016
 Location: 31 Nelson Road N8 9RX
 Proposal: Certificate of Lawfulness for construction of garden studio to rear of property

Application No: **HGY/2016/0901** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 24/05/2016
 Location: 17 Mount Pleasant Crescent N4 4HP
 Proposal: Certificate of Lawfulness to take out the wall between window and the door at the rear wall, to make one big opening g to install one sliding door, rising to par of garden up to 200mm

Application No: **HGY/2016/0950** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 04/05/2016
 Location: 94 Inderwick Road N8 9JY
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer extension and roof lights to front roof slope

Application No: **HGY/2016/0997** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 19/05/2016
 Location: 6 Connaught Road N4 4NS
 Proposal: Certificate of Lawfulness for a single storey rear side return and renovation of existing building.

FUL Applications Decided: 12

Application No: **HGY/2016/0762** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/05/2016
 Location: 10 Beatrice Road N4 4PD
 Proposal: Proposed loft conversion with velux windows and dormer to match the neighboring property

Application No: **HGY/2016/0763** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/05/2016
 Location: 10 Beatrice Road N4 4PD
 Proposal: Alterations to the existing basement, with new windows to the front and rear and associated light wells, to match the neighboring properties

Application No: **HGY/2016/0903** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/05/2016
 Location: 50 Uplands Road N8 9NL
 Proposal: Erection of a single storey, rear extension and adjustments to existing window openings to the rear and side elevations.

Application No: **HGY/2016/0922** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/05/2016
 Location: Flat A 19 Uplands Road N8 9NN
 Proposal: Proposed single storey rear extension to ground floor flat

Application No: **HGY/2016/0926** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 25/05/2016
 Location: 63 Upper Tollington Park N4 4DD
 Proposal: Loft conversion with rear dormer extension, 3x rooflights to front roof slope, hip to gable to the front elevation.

Application No:	HGY/2016/0943	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/05/2016
Location:	35 Stapleton Hall Road N4 3QE		
Proposal:	Ground floor side conservatory, glazed handrail to existing roof terrace.		
Application No:	HGY/2016/0951	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/05/2016
Location:	Nora Clegg House 49 Oakfield Road N4 4LH		
Proposal:	Demolition of a small building containing stores, the demolition of some garden walls, the removal of 2 car parking spaces and the erection of a building containing 2 x 2 bedroom, 3 person units.		
Application No:	HGY/2016/1001	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/05/2016
Location:	Flat 5, 150 Stapleton Hall Road N4 4QJ		
Proposal:	Replacement of two wood, white-painted, single glazed vertical sliding windows with two new white uPVC double glazed vertical sliding sash windows at the rear.		
Application No:	HGY/2016/1004	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/05/2016
Location:	106 Stroud Green Road N4 3EN		
Proposal:	Shopfront alterations including addition of glazing to openings		
Application No:	HGY/2016/1019	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	27/05/2016
Location:	15 Connaught Road N4 4NT		
Proposal:	Part single storey rear/side extension with courtyard area and part single storey rear extension following partial demolition of existing rear addition (householder application)		
Application No:	HGY/2016/1022	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	27/05/2016
Location:	57 Florence Road N4 4DJ		
Proposal:	Upgrade all of the existing single glazed timber casement and timber sash windows with white double glazed uPVC units		
Application No:	HGY/2016/1088	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	20/05/2016
Location:	Flat A 158 Stapleton Hall Road N4 4QJ		
Proposal:	Formation of front lightwell and front bay windows, and alterations to rear elevation kitchen door and window		

LCD Applications Decided: 6

Application No:	HGY/2016/0719	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/05/2016
Location:	1, 2, 4, 5, 6, 7, 8, 9 Farnefields Court Oakfield Road N4 4LA		
Proposal:	Replacement windows and doors		
Application No:	HGY/2016/0956	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/05/2016
Location:	Flat A & B 44 Marquis Road N4 3AP		
Proposal:	Replacement windows and doors		

Application No: **HGY/2016/0957** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 18/05/2016
 Location: 18a, 18b, 18c & 24a, 24b, 24c Quernmore Road N4 4QX
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0958** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/05/2016
 Location: Flat 1, 2, 3, 4 8 Albany Road N4 4RJ
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0959** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/05/2016
 Location: 13 & 13A Dagmar Road N4 4NY
 Proposal: Replacement windows and doors

Application No: **HGY/2016/0960** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/05/2016
 Location: 23 & 25 Quernmore Road N4 4QT
 Proposal: Replacement windows and doors

NON Applications Decided: 1

Application No: **HGY/2016/1000** Officer: Sarah Madondo
 Decision: GTD Decision Date: 03/05/2016
 Location: 31 Nelson Road N8 9RX
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2090 to alter size and position of rooflights

RES Applications Decided: 3

Application No: **HGY/2016/0923** Officer: Sarah Madondo
 Decision: REF Decision Date: 19/05/2016
 Location: 38 Oakfield Road N4 4NL
 Proposal: Approval of details pursuant to Condition 3 (Materials) attached to planning permission HGY/2013/1420

Application No: **HGY/2016/0924** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/05/2016
 Location: 38 Oakfield Road N4 4NL
 Proposal: Approval of details pursuant to Condition 6 (method of construction statement attached to planning permission HGY/2013/1420

Application No: **HGY/2016/0925** Officer: Sarah Madondo
 Decision: REF Decision Date: 19/05/2016
 Location: 38 Oakfield Road N4 4NL
 Proposal: Approval of details pursuant to Condition 8 (details of green roof) attached to planning permission HGY/2013/1420

Total Applications Decided for Ward: 27

WARD: **Tottenham Green**

ADV Applications Decided: 1

Application No: **HGY/2014/3395** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/05/2016
 Location: Public House 143-145 Philip Lane N15 4HQ
 Proposal: Display of 4 x externally illuminated fascia signs

CLDE Applications Decided: 1

Application No: **HGY/2016/1182** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2016
 Location: First Floor Flat 61 Markfield Road N15 4QA
 Proposal: Certificate of lawfulness for existing use of property as a flat

CLUP Applications Decided: 2

Application No: **HGY/2016/1020** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 09/05/2016
 Location: 44 Summerhill Road N15 4HD
 Proposal: Certificate of lawfulness for demolition of existing rear extension and construction of new rear extension with flat roof

Application No: **HGY/2016/1131** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 25/04/2016
 Location: 3 Summerhill Road N15 4HF
 Proposal: Certificate of Lawfulness for increase in size of existing outbuilding

FUL Applications Decided: 6

Application No: **HGY/2014/3394** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/05/2016
 Location: Public House 143-145 Philip Lane N15 4HQ
 Proposal: Demolition of front extension and front security shutter, and installation of replacement shopfront, security shutter and folding canopy

Application No: **HGY/2015/1505** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/05/2016
 Location: 160 Page Green Terrace N15 4NU
 Proposal: Retrospective planning application for Change of Use, for the use and Retention of B1 (light industry) Uses artist, media, (Photography / Music / Recording Studio / Production) use with associated facilities on the premises for a temporary period of 5 years

Application No: **HGY/2016/0647** Officer: Samuel Uff
 Decision: REF Decision Date: 28/04/2016
 Location: Rear of 14-16 Bedford Road N15 4HA
 Proposal: Construction of two x three bed bungalows with loft accommodation

Application No: **HGY/2016/0733** Officer: Duncan McKane
 Decision: REF Decision Date: 04/05/2016
 Location: 45 West Green Road N15 5BY
 Proposal: Change of use of retail shop (A1) to take-away (A5) with installation of an extraction flue system to rear

Application No: **HGY/2016/0834** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/05/2016
 Location: 79 Greenfield Road N15 5ER
 Proposal: Erection of ground floor rear and side extension and first floor extension, and alterations to approved garage roof.

Application No: **HGY/2016/0912** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/05/2016
 Location: Land Adjacent to 1 Stonebridge Road N15 5NY
 Proposal: Subdivision of existing site and erection of 3 storey block comprising of 1 x 2 bedroom and 1 x 1 bedroom maisonettes

RES Applications Decided: 4

Application No: **HGY/2015/3346** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/05/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 6 (provision of refuse) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3349** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/05/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 14 (details of any extract fans or flues) attached to planning permission HGY/2014/1105

Application No: **HGY/2016/0779** Officer: Duncan McKane
 Decision: REF Decision Date: 04/05/2016
 Location: Tynemouth House Tynemouth Road N15 4AT
 Proposal: Approval of details pursuant to condition 3 (waste and recycling) attached to planning permission HGY/2013/0002

Application No: **HGY/2016/0780** Officer: Duncan McKane
 Decision: GTD Decision Date: 04/05/2016
 Location: Tynemouth House Tynemouth Road N15 4AT
 Proposal: Approval of details pursuant to condition 4 (Lifetime Homes principles) attached to planning permission HGY/2013/0002

Total Applications Decided for Ward: 14WARD: **Tottenham Hale****CLDE Applications Decided: 2**

Application No: **HGY/2016/0788** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/05/2016
 Location: Flat 1, 2, 3, 4, 5, 6 60 Rosebery Avenue N17 9SA
 Proposal: Use of property as 6 self-contained flats

Application No: **HGY/2016/0888** Officer: David Farndon
 Decision: GTD Decision Date: 16/05/2016
 Location: 51 Carew Road N17 9BA
 Proposal: Certificate of lawfulness for use as two flats

CLUP Applications Decided: 8

Application No: **HGY/2016/0889** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 13/05/2016
 Location: 195 Rosebery Avenue N17 9SG
 Proposal: Certificate of Lawfulness to a rear dormer extension

Application No: **HGY/2016/0921** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 16/05/2016
 Location: Flat 14 Vickers Court Lebus Street N17 9FP
 Proposal: Certificate of Lawfulness for use of premises to take booking for private hire chauffeur service

Application No: **HGY/2016/1137** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 28/04/2016
 Location: 23 Buller Road N17 9BH
 Proposal: Certificate of Lawfulness for installation of solid wall insulation

Application No: **HGY/2016/1202** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 52 Mafeking Road N17 9BG
 Proposal: Certificate of Lawfulness for installation of insulation boards to exterior walls and rendering

Application No: **HGY/2016/1203** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 50 Mafeking Road N17 9BG
 Proposal: Certificate of Lawfulness for installation of insulation boards to exterior walls and rendering

Application No: **HGY/2016/1204** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 41 Buller Road N17 9BH
 Proposal: Certificate of Lawfulness for installation of insulation boards to exterior walls and rendering

Application No: **HGY/2016/1205** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 25 Ladysmith Road N17 9AN
 Proposal: Certificate of Lawfulness for installation of insulation boards to exterior walls and rendering

Application No: **HGY/2016/1268** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/05/2016
 Location: 30 Kimberley Road N17 9BD
 Proposal: Certificate of lawfulness for installation of insulaton boards to exterior walls and rendering

FUL Applications Decided: 10

Application No:	HGY/2015/2575	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/05/2016
Location:	422 High Road N17 9JB		
Proposal:	Creation of new door opening at rear side wall, and re-locate metal staircase		
Application No:	HGY/2015/2777	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	05/05/2016
Location:	Flat 1 412A High Road N17 9JB		
Proposal:	Enlargement of 2 bed flat into 3 bed flat by adding the ground floor rear storage space into residential habitable bedroom		
Application No:	HGY/2015/3821	Officer:	Duncan McKane
Decision:	REF	Decision Date:	18/05/2016
Location:	103 Thackeray Avenue N17 9DU		
Proposal:	External alterations to facilitate a further room to existing HMO, with lights to front roof slope.		
Application No:	HGY/2016/0220	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/05/2016
Location:	72 Lansdowne Road N17 9XL		
Proposal:	Conversion from single dwelling into 2 flats in conjunction with a ground floor rear extension and removal of existing external staircase.		
Application No:	HGY/2016/0301	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/04/2016
Location:	122 Rosebery Avenue N17 9SB		
Proposal:	Erection of single storey side and rear extension		
Application No:	HGY/2016/0645	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	26/04/2016
Location:	Land Adjacent to Offroad Car Park Whitbread Close N17 OYB		
Proposal:	Relocation of existing prefabricated concrete storage unit used by Haringey Council		
Application No:	HGY/2016/0852	Officer:	Duncan McKane
Decision:	REF	Decision Date:	10/05/2016
Location:	24 Sherringham Avenue N17 9RN		
Proposal:	Formation of loft conversion with rear dormer windows and two front roof windows		
Application No:	HGY/2016/0862	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/05/2016
Location:	93 Rosebery Avenue N17 9SE		
Proposal:	Demolition and rebuild of a single storey rear extension and conversion of loft space into usable space, including a new roof light to the front and dormer window to the rear.		
Application No:	HGY/2016/0883	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/05/2016
Location:	42 Park View Road N17 9AT		
Proposal:	Erection of 3m deep single storey rear extension, hip to gable, loft conversion and rear dormer.		

Application No: **HGY/2016/0902** Officer: David Farndon
 Decision: REF Decision Date: 17/05/2016
 Location: 35 Argyle Road N17 0BE
 Proposal: Formation of loft conversion and first floor rear extension

PNC Applications Decided: 1

Application No: **HGY/2016/0877** Officer: David Farndon
 Decision: PN GRANT Decision Date: 18/05/2016
 Location: Burlington House Burlington Road N17 9UH
 Proposal: Prior approval for change of use from B1(a) (offices) to C3 (dwelling house)

PND Applications Decided: 1

Application No: **HGY/2016/1345** Officer: Robbie McNaugher
 Decision: PN NOT REQ Decision Date: 13/05/2016
 Location: Block G Ashley Road Transport Depot Ashley Road N17 9DP
 Proposal: Prior notification for demolition of two storey modular construction style office building

PNE Applications Decided: 1

Application No: **HGY/2016/1095** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 19/05/2016
 Location: 68 Holcombe Road N17 9AR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.34m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2016/0610** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 25/04/2016
 Location: Image House Station Road N17 9LR
 Proposal: Approval of Details pursuant to Condition 19 and 21 (impact study existing water infrastructure) attached to planning permission HGY/2014/0498 (as amended by reference HGY/2014/3022)

Application No: **HGY/2016/0914** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/05/2016
 Location: Pavilion 6 Mill Mead Road N17 9QQ
 Proposal: Approval of Details pursuant to Condition 11 (mechanical plant) attached to planning permission HGY/2012/0799

Total Applications Decided for Ward: 25WARD: **West Green****CLDE Applications Decided: 1**

Application No: **HGY/2016/0808** Officer: Duncan McKane
 Decision: GTD Decision Date: 19/05/2016
 Location: 13 Waldeck Road N15 3EL
 Proposal: Certificate of Lawfulness for existing use of property as two flats

CLUP Applications Decided: 3

Application No: **HGY/2016/1035** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 23/05/2016
 Location: 6 Graham Road N15 3NL
 Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2016/1263** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 04/05/2016
 Location: 98 Walpole Road N17 6BL
 Proposal: Certificate of lawfulness for a loft conversion incorporation rear dormer and front facing velux windows

Application No: **HGY/2016/1519** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 19/05/2016
 Location: 29 Wilmot Road N17 6LH
 Proposal: Certificate of Lawfulness for the construction of a rear dormer roof extension and installation of two roof lights in front roof slope

COND Applications Decided: 1

Application No: **HGY/2016/0796** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2016
 Location: 8 Westbury Avenue N22 6BN
 Proposal: Variation of Condition B (Hours of Operation) attached to planning permission HGY/2004/1618

FUL Applications Decided: 8

Application No: **HGY/2015/3565** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/05/2016
 Location: Land adjacent to 316 Philip Lane N15 4AB
 Proposal: Demolition of existing single story brick shed to rear and construction of 1 x 2 storey two bed house with basement

Application No: **HGY/2015/3647** Officer: David Farndon
 Decision: GTD Decision Date: 19/05/2016
 Location: 2A Mannoek Road N22 6AA
 Proposal: Redevelopment of scaffolding yard for the construction of a 2 storey detached building to provide 2 x 2 bedroom flats

Application No: **HGY/2016/0566** Officer: Duncan McKane
 Decision: GTD Decision Date: 28/04/2016
 Location: 159 Carlingford Road N15 3ET
 Proposal: Formation of rear dormer and insertion of 5no front rooflights

Application No: **HGY/2016/0598** Officer: David Farndon
 Decision: REF Decision Date: 25/04/2016
 Location: 183 Downhills Way N17 6AH
 Proposal: Conversion of dwelling house into two flats, alongside the associated construction of a rear dormer extension

Application No: **HGY/2016/0619** Officer: Duncan McKane
 Decision: REF Decision Date: 26/04/2016
 Location: 448 West Green Road N15 3PT
 Proposal: Conversion of part of ground floor to 1 x 2 bed self contained flat

Application No: **HGY/2016/0623** Officer: David Farndon
 Decision: GTD Decision Date: 25/04/2016
 Location: First Floor Flat 3 Keston Road N17 6PJ
 Proposal: Loft conversion with rear box dormer and front rooflight

Application No: **HGY/2016/0843** Officer: Wendy Robinson
 Decision: GTD Decision Date: 28/04/2016
 Location: Flat A & Flat B 9 Linden Road N15 3QB
 Proposal: Replacement windows and doors

Application No: **HGY/2016/1105** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/05/2016
 Location: 300 Philip Lane N15 4AB
 Proposal: Conversion of existing house into three self-contained flats comprising 1 x 3 bed flat and 2 x 1 bed flats.

PNC Applications Decided: 1

Application No: **HGY/2015/3835** Officer: Sarah Madondo
 Decision: PN GRANT Decision Date: 18/05/2016
 Location: 416 West Green Road N15 3PU
 Proposal: Prior approval for change of use from B1 (a) (office) to C3 (dwelling house)

PNE Applications Decided: 3

Application No: **HGY/2016/0819** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 25/04/2016
 Location: 98 Walpole Road N17 6BL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0931** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 04/05/2016
 Location: 188A Langham Road N15 3NB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.2m

Application No: **HGY/2016/0968** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 11/05/2016
 Location: 56 Downhills Park Road N17 6PB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 4m and for which the height of the eaves would be 2.9m

Total Applications Decided for Ward: 17WARD: **White Hart Lane**

CLUP Applications Decided: 3

Application No: **HGY/2016/0459** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 11/05/2016
 Location: Unit 6600 555 White Hart Lane N17 7RN
 Proposal: Certificate of lawfulness for use of property as private hire operation

Application No: **HGY/2016/0652** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 27/04/2016
 Location: 51 Compton Crescent N17 7LB
 Proposal: Certificate of lawfulness for single and double storey rear extension

Application No: **HGY/2016/1254** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 24/05/2016
 Location: 48 The Roundway N17 7EY
 Proposal: Certificate of Lawfulness for single storey rear extension, internal alterations, additional WC at ground floor and internal alterations to first floor bathroom.

FUL Applications Decided: 6

Application No: **HGY/2016/0391** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 03/05/2016
 Location: 26 Flexmere Road N17 7AT
 Proposal: Erection of 'granny annex' and gym in rear garden

Application No: **HGY/2016/0633** Officer: Duncan McKane
 Decision: GTD Decision Date: 27/04/2016
 Location: 62 Courtman Road N17 7HU
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/0706** Officer: Duncan McKane
 Decision: REF Decision Date: 04/05/2016
 Location: The Old Library Building Compton Crescent N17 7LD
 Proposal: Alterations to front, sides and rear elevations to replace the current windows with double glazed uPVC windows

Application No: **HGY/2016/0831** Officer: Duncan McKane
 Decision: GTD Decision Date: 09/05/2016
 Location: 41 Risley Avenue N17 7HJ
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/1016** Officer: David Farndon
 Decision: GTD Decision Date: 17/05/2016
 Location: 31 Barkham Road N17 8JR
 Proposal: Erection of garden room.

Application No: **HGY/2016/1058** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/05/2016
 Location: 45 Mayfair Gardens N17 7LP
 Proposal: First floor side and rear extension.

LCD Applications Decided: 1

Application No: **HGY/2016/0717** Officer: David Farndon
 Decision: GTD Decision Date: 29/04/2016
 Location: 136 Lordship Lane N17 7QR
 Proposal: Replacement windows and doors

PNE Applications Decided: 1

Application No: **HGY/2016/0842** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 29/04/2016
 Location: 17 Creighton Road N17 8JU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

TEL Applications Decided: 1

Application No: **HGY/2016/0748** Officer: David Farndon
 Decision: GTD Decision Date: 16/05/2016
 Location: Land at Tottenham Service Station 311 The Roundway N17 7AB
 Proposal: Installation of a 17.5m high telecommunications column, 4no. equipment cabinets plus a small meter cabinet and ancillary works thereto.

Total Applications Decided for Ward: 12WARD: **Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2016/0797** Officer: Neil Collins
 Decision: GTD Decision Date: 29/04/2016
 Location: 52 St Albans Crescent N22 5NB
 Proposal: Use as four self-contained flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 1

Application No: **HGY/2016/1232** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 05/05/2016
 Location: 48 Gathorne Road N22 5ND
 Proposal: Certificate of lawfulness for rear full width dormer extension

FUL Applications Decided: 3

Application No: **HGY/2014/3584** Officer: Aaron Lau
 Decision: GTD Decision Date: 10/05/2016
 Location: 3-5 Bounds Green Road N22 8HE
 Proposal: Extension to Morum House Medical Centre to form pharmacy and clinical accommodation

Application No: **HGY/2016/0319** Officer: Neil Collins
 Decision: GTD Decision Date: 06/05/2016
 Location: 14 White Hart Lane N22 5RJ
 Proposal: Erection of single storey rear/side extension

Application No: **HGY/2016/1310** Officer: Gareth Prosser
 Decision: REF Decision Date: 25/05/2016
 Location: 48 Gathorne Road N22 5ND
 Proposal: Conversion of existing 3 bedroom dwelling into 1 x 3 bed maisonette and 1 x 2 bed ground floor flat to utilise new formed dormer conversion (simultaneous PD application ref:PP-05013453) for creation of master bedroom with ensuite. 2 storey side return extension to accommodate additional living space over 2 floors.

PNE Applications Decided: 1

Application No: **HGY/2016/1146** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 24/05/2016
 Location: 29 Warberry Road N22 7TQ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m

Total Applications Decided for Ward: 6WARD: **Fortis Green (Pre 2_5_2002)****PNE Applications Decided: 1**

Application No: **HGY/2016/0918** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 05/05/2016
 Location: 33 Barrenger Road N10 1HU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 1WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 1**

Application No: **HGY/2016/1419** Officer: Matthew Gunning
 Decision: RNO Decision Date: 19/05/2016
 Location: First Floor Flat 6 Wilton Road N10 1LS
 Proposal: Observation to London Borough of Barnet for roof extension involving rear dormer window and 3no. rooflights to front elevation to facilitate a loft conversion

Total Applications Decided for Ward: 1**Total Number of Applications Decided: 381**

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